



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

February 9, 2026

2309 Ingram Ave LLC  
P.O. Box 8301  
Richmond, Virginia 23226

Appich Architects  
14321 Winter Ridge Lane  
Midlothian, VA 23113  
Attn: Charlie Appich

To Whom It May Concern:

**RE: BZA 05-2026**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, March 4, 2026 at 1:00 PM** in the 5<sup>th</sup> Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a lot split and building permit to construct a new single-family (detached) dwelling at 2309 INGRAM AVENUE (Tax Parcel Number S000-0765/015), located in an R-5 (Single-Family Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **941 380 010#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2026 drop-down, click meeting details for March 4, 2026 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at [Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov) for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 05-2026  
Page 2  
February 9, 2026

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,



Roy W. Benbow, Secretary  
Phone: (804) 240-2124  
E-mail: [Roy.Benbow@rva.gov](mailto:Roy.Benbow@rva.gov)

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

Akk Enterprises Llc  
3508 Robious Forest Way  
Midlothian, VA 23113

Almontaser Ghanem S  
2306 Halifax Ave  
Richmond, VA 23224

Benjamin Derrick R  
1831 Keswick Ave  
Richmond, VA 23224

Coles Jordan  
2314 Halifax Ave  
Richmond, VA 23224

Dc Rentals Llc  
19199 Taylors Creek Rd  
Montpelier, VA 23192

Ehardt Kristen  
2312 Ingram Ave  
Richmond, VA 23224

Elderhomes Corp T/a Project Homes Inc  
88 Carnation St  
Richmond, VA 23225

Ellis Bobby D  
9916 S Wagstaff Circle  
Richmond, VA 23236

Family Investment Group Llc  
20515 Riggs Hill Way  
Brookeville, MD 20833

Filmore Alfonzia & Robinette D  
2308 Ingram Ave  
Richmond, VA 23224

First And Ten Llc  
220 W Main St Unit B  
Richmond, VA 23220

Groce Wright Nigel C  
2314 Ingram Ave  
Richmond, VA 23224

Grupo Perez Llc  
4401 S Old Hundred Rd  
Midlothian, VA 23112

Hughes Eva A  
2316 Halifax Ave  
Richmond, VA 23224

Jdfumai Investments Llc  
84 Tuckahoe Dr  
Kilmarnock, VA 22482

Jpl Richmond Realty Llc  
867 Lilac Ln  
Naperville, IL 60540

Menestres David  
2316 Ingram Ave  
Richmond, VA 23224

Prizm Llc  
5806 Grove Ave  
Richmond, VA 23226

Rodriquez Sergio  
P.o. Box 73283  
N Chesterfield, VA 23235

Stewart Lisa L  
2310 Halifax Ave  
Richmond, VA 23224

### City of Richmond, VA Report

Property Owner	
<b>Name:</b>	2309 INGRAM AVE LLC
<b>Mailing Address:</b>	PO BOX 8301 RICHMOND, VA 23226
<b>Parcel Use:</b>	R One Story
<b>Neighborhood:</b>	356

Property Information	
<b>Property Address:</b>	2309 Ingram Ave
<b>PIN</b>	S0000765015
<b>Size:</b>	0.194 Acres, 8448.000 Square Feet
<b>Property Description:</b>	MASON PARK L15-16 B27; 0066.00X0128.00 0000.000

Current Assessment			
Year	Land	Improvements	Total
2026	\$55,000	\$112,000	\$167,000

Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	Grantee
6/14/2016	ID2016	11094	BS	\$48,000	2309 INGRAM AVE LLC
5/19/1986	00079	1746	N/A	\$26,500	BARRON PROPERTIES
1/1/1900	00079	1746	N/A	\$26,500	Not Available

Residential Card 1 Details			
Story	Style	Total Liv	Year Built
1.0	1sty Oldest	1,064	1918

<b>Model:</b>	RESIDENTIAL	<b>Rooms:</b>	<b>Beds:</b> 2
<b>Interior Wall:</b>	Plaster	<b>Bathrooms:</b>	<b>Full:</b> 1 <b>Half:</b> 0
<b>Interior Wall 2:</b>		<b>Central AC:</b>	Central air
<b>Exterior Wall:</b>	Asbestos siding	<b>Heat/Cool:</b>	Heat Pump
<b>Exterior Wall 2:</b>		<b>Floor Cover:</b>	Softwood
<b>Roof Type:</b>	Gable	<b>Floor Cover 2:</b>	N/A
<b>Roof Cover:</b>	Composition shingle	<b>Floor Cover 3:</b>	N/A

**Residential Card 1 Photo****Residential Card 1 Sketch**

 Residential Card 1 sketch - Click to enlarge

**Building Sub-Areas (sq ft)**

Code	Description	Gross Area	Living Area
1SFR	1 Story Frame - Fin	1,064	1,064
C	Crawl Space	1,064	0
OFP	Porch - Open - Frame	240	0
OFP	Porch - Open - Frame	110	0
<b>Totals</b>		<b>2,478</b>	<b>1,064</b>

**Assessment History**

Year	Land	Improvements	Total
2025	\$55,000	\$103,000	\$158,000
2024	\$45,000	\$103,000	\$148,000
2023	\$36,000	\$91,000	\$127,000
2022	\$36,000	\$73,000	\$109,000
2021	\$20,000	\$59,000	\$79,000
2020	\$20,000	\$52,000	\$72,000
2019	\$10,000	\$44,000	\$54,000
2018	\$10,000	\$40,000	\$50,000
2017	\$10,000	\$40,000	\$50,000
2016	\$10,000	\$40,000	\$50,000
2015	\$10,000	\$40,000	\$50,000
2014	\$10,000	\$40,000	\$50,000
2013	\$20,000	\$44,000	\$64,000
2012	\$19,000	\$44,000	\$63,000
2011	\$25,000	\$52,000	\$77,000
2010	\$25,000	\$52,000	\$77,000
2009	\$25,000	\$52,100	\$77,100
2008	\$25,000	\$54,800	\$79,800
2007	\$13,000	\$47,100	\$60,100
2006	\$12,000	\$42,800	\$54,800
2005	\$12,000	\$37,200	\$49,200

## Map



Copyright Text: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

## Not a Legal Document

Subject to terms and conditions  
[www.actDataScout.com](http://www.actDataScout.com)

**RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM**



THE RICHMOND ZONING ADMINISTRATION OFFICE  
ROOM 110, CITY HALL, 900 EAST BROAD STREET  
RICHMOND, VIRGINIA 23219  
(804) 646-6340

**TO BE COMPLETED BY THE APPLICANT**

**PROPERTY OWNER:** 2309 Ingram Ave LLC **PHONE:** (Home) ( ) \_\_\_\_\_ (Mobile) (804) 513-6000  
**ADDRESS:** P.O. Box 8301 **FAX:** ( ) \_\_\_\_\_ (Work) ( ) \_\_\_\_\_  
Richmond, Virginia 23226 **E-mail Address:** \_\_\_\_\_

**PROPERTY OWNER'S**

**REPRESENTATIVE:** Appich Architects **PHONE:** (Home) ( ) \_\_\_\_\_ (Mobile) (804) 399-7217  
**(Name/Address)** 14321 Winter Ridge Lane **FAX:** ( ) \_\_\_\_\_ (Work) ( ) \_\_\_\_\_  
Midlothian, Virginia 23113 **E-mail Address:** \_\_\_\_\_  
**Attn:** Charlie Appich

**TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE**

**PROPERTY ADDRESS(ES):** 2309 Ingram Avenue

**TYPE OF APPLICATION:**  VARIANCE  SPECIAL EXCEPTION  OTHER \_\_\_\_\_

**ZONING ORDINANCE SECTION NUMBERS(S):** 30-300 & 30-410.4

**APPLICATION REQUIRED FOR:** A lot split and a building permit to construct one (1) new single-family detached dwelling.

**TAX PARCEL NUMBER(S):** S000-0765/015 **ZONING DISTRICT:** R-5 (Single-Family Residential)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The lot area and lot width requirements are not met. Lot areas of six thousand square feet (6,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 8,210.89 square feet and a lot width of sixty-six feet (66') currently exists; lot areas of 4,511.44 square feet (#2309) and 3,699.45 square feet (#2309 1/2) and lot widths of 36.5 feet (#2309) and 29.5 feet (#2309 1/2) are proposed.

**DATE REQUEST DISAPPROVED:** January 20, 2026 **FEE WAIVER:** YES  NO:

**DATE FILED:** January 15, 2026 **TIME FILED:** 08:24 p.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.:** BZAR-178717-2026

**AS CERTIFIED BY:** [Signature] (ZONING ADMINSTRATOR)

**I BASE MY APPLICATION ON:**

**SECTION 17.20 PARAGRAPH(S)** \_\_\_\_\_ **OF THE CHARTER OF THE CITY OF RICHMOND**

**SECTION 15.2 -2309.2**  **OF THE CODE OF VIRGINIA** [OR]

**SECTION 1040.3 PARAGRAPH(S)** (2) **OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND**

**TO BE COMPLETED BY APPLICANT**

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter*

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

**SIGNATURE OF OWNER OR AUTHORIZED AGENT:** [Signature] **DATE:** 01/28/2026

**\*\*\* TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS \*\*\***

**CASE NUMBER:** BZA 05-2026 **HEARING DATE:** March 4, 2026 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 05-2026  
150' Buffer

APPLICANT(S): 2309 Ingram Ave LLC

PREMISES: 2309 Ingram Avenue  
(Tax Parcel Number S000-0765/015)

SUBJECT: A lot split and building permit to construct a new single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4  
of the Zoning Ordinance for the reason that:  
The lot area and lot width requirements are not met.





## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340/6701). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

**Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting.** It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a \$175.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).

4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

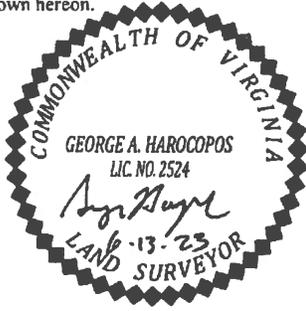
Acknowledgement of Receipt by Applicant or Authorized Agent: \_\_\_\_\_

Revised: November 4, 2020

This is to certify that on 6/13/23  
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

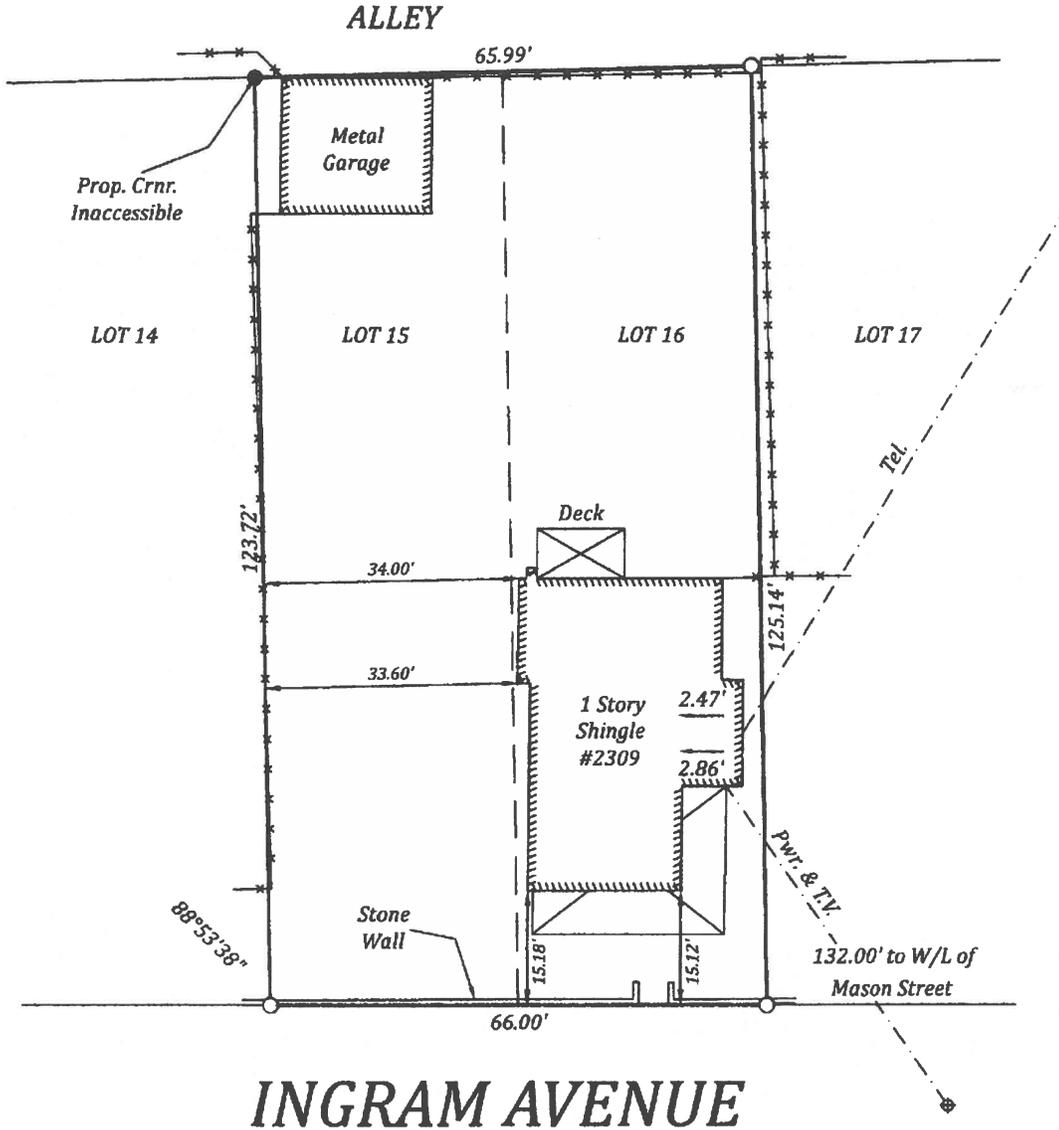
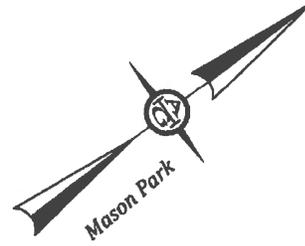
NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290039E

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



**LEGEND**

- ◆ Power Pole
- Rod/F



**INGRAM AVENUE**

SURVEY OF  
 LOT 15 & 16, BLOCK 27

**MASON PARK**  
 RICHMOND CITY, VIRGINIA

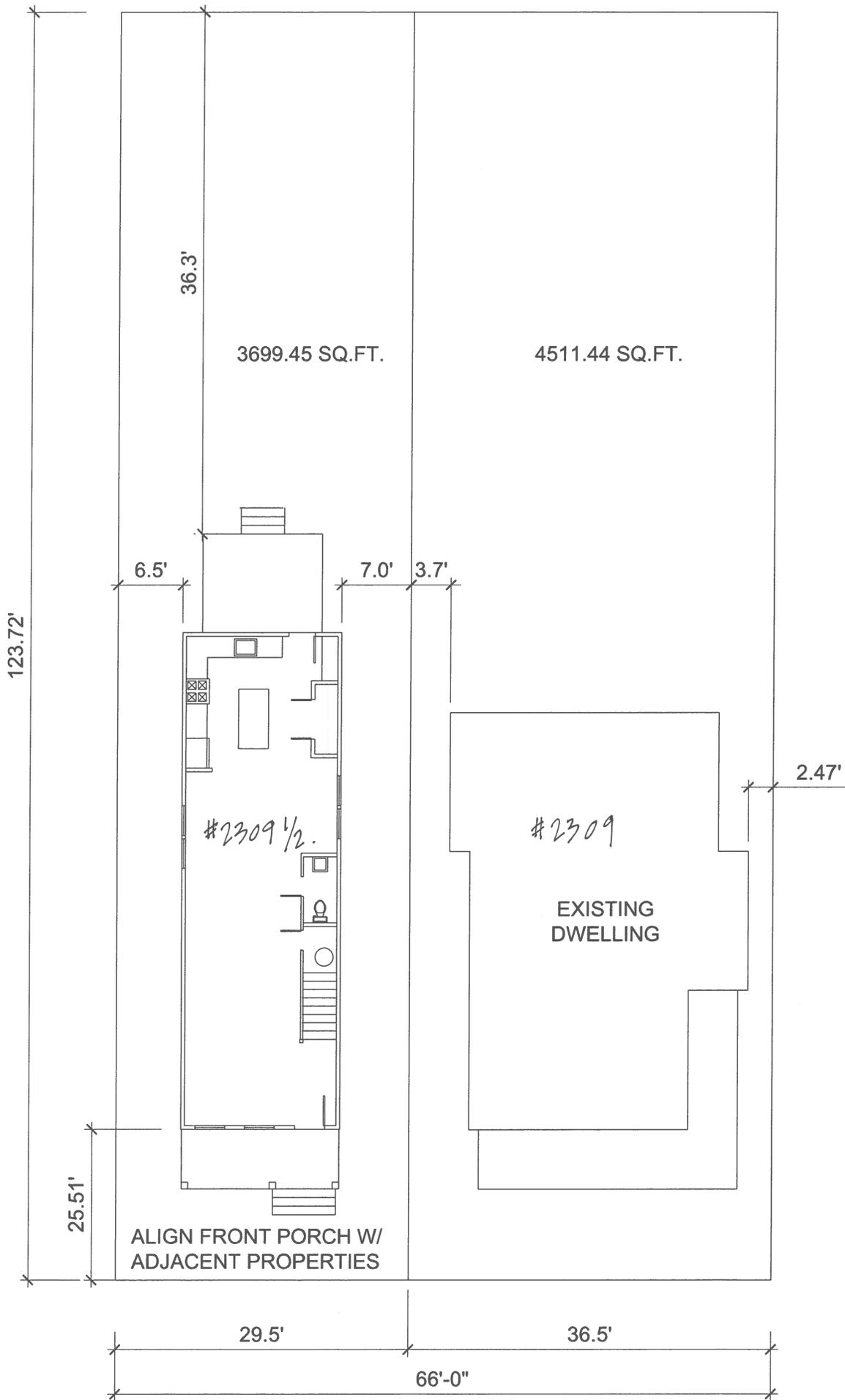
IN 52782

**A. G. HAROCOPOS & ASSOCIATES, P.C.**  
 CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112  
 Office 804 744 2630 FAX 804 744 2632  
 E-MAIL AGHAROCOPOS72@GMAIL.COM

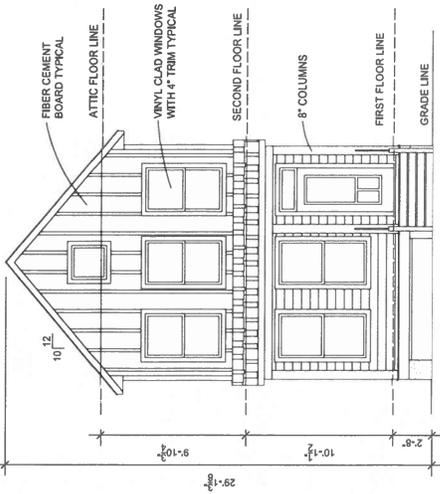
NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF THE CONVEYANCE TO: LEWIS LITTLE

Scale 1"=20' Date 6/13/23 Drawn by AGH

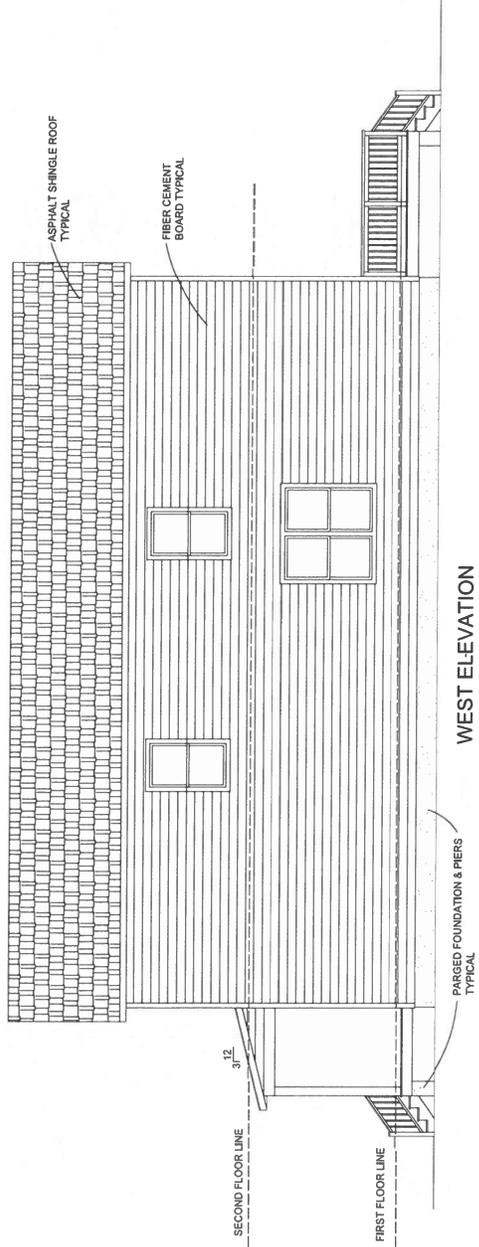


**SITE PLAN**

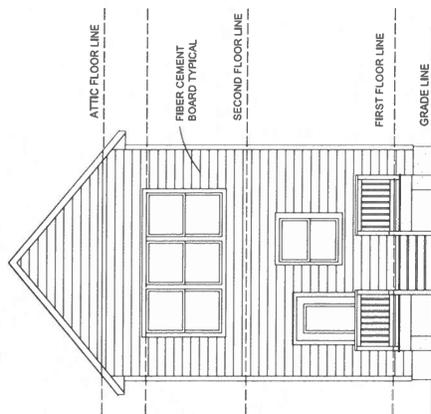




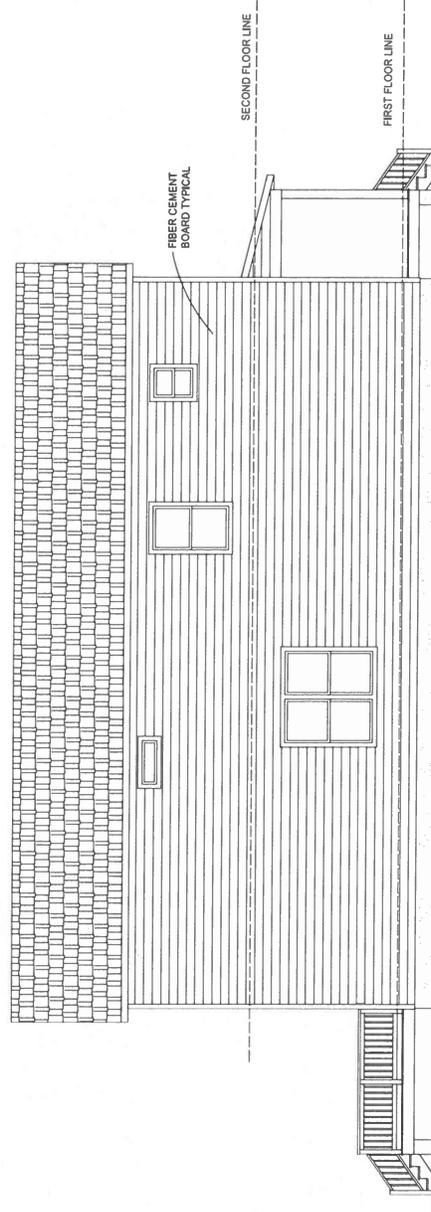
**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**EAST ELEVATION**

PLAT OF LOTS IN BLOCK 10



Land owned by Darlington College

# MASON PARK

MAR. 16, 1891 JAS. T. REDD & SON

16-11094

PP 0388 JUN 14 2016

*This document was prepared by:*  
Robert G. Kastenbaum, Esquire (VSB #23563)  
1809 Staples Mill Rd., Suite 300  
Richmond, VA 23230-3515

*Consideration:* \$48,000.00  
*Assessment:* \$50,000.00  
*Tax Map No.:* S0000765015

*Title Insurance Company:* First American Title Insurance Company

**DEED OF BARGAIN AND SALE**

THIS DEED, is made this 1<sup>st</sup> day of June, 2016, by and between **BARRON PROPERTIES, a Virginia General Partnership**, (hereinafter referred to as the "Grantor"); and **2309 INGRAM AVE LLC, a Virginia limited liability company** (hereinafter referred to as the "Grantee").

WITNESSETH:

THAT FOR and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the said Grantor does hereby bargain, sell, grant and convey with General Warranty and, except as hereinafter set forth, English Covenants of Title, unto the Grantee, in fee simple, the real estate described on Schedule "A" attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject, however, to all easements, conditions, restrictions and reservations appearing of record insofar as the same may lawfully affect the Property.

M-1230

PG 0384 JUN 14 2016

WITNESS the following signatures and seals.

Barron Properties, a Virginia General Partnership

*Barbara S. Shocket* (SEAL)  
Barbara Shocket.

STATE OF VIRGINIA

CITY/COUNTY OF Richmond, to-wit:

The foregoing instrument was acknowledged and signed before me by Barbara Shocket on this 7<sup>th</sup> day of June, 2016.

My commission expires: 8/31/18

*Katherine Sarah Kouri*  
Notary Public



GRANTEE'S ADDRESS

PO Box 8301  
Richmond, VA  
23226

BOOK 385 JUN 14 16

**SCHEDULE "A"**

ALL that certain lot or parcel of land, together with the improvements thereon, known as No. 2309 Ingram Avenue, lying and being in the City of Richmond, Virginia, and more particularly described as follows:

COMMENCING at a point distant 132 feet from the intersection of the northern line of Ingram Avenue with the western line of Mason; thence running along and fronting on the said northern line of Ingram Avenue 66 feet towards the Petersburg Pike, and from said frontage back between parallel lines, the northern being 125.15', the southern being 123.72' to an alley and fronting on said alley 65.99', designated as Lots Nos. 15 and 16, Square 27, on the Plan of Mason Park Land Company, and as shown on Plat of Survey by Raleigh E. Phelps and Associates, Certified Land Surveyors, dated April 14, 1986, to which plat reference is hereby made for a more particular description and a copy of which is attached hereto at Deed Book 79, Page 1749.

BEING the same property conveyed to Barron Properties, a Virginia General Partnership, by Deed from Bessie S. Williams, widow, dated May 16, 1986, and recorded May 19, 1986, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, in Deed Book 79, Page 1746.

Page 3 of 3

INSTRUMENT #160011094  
RECORDED IN THE CLERK'S OFFICE OF  
CITY OF RICHMOND ON  
JUNE 14, 2016 AT 12:30PM  
\$50.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$25.00 LOCAL: \$25.00

EDWARD F. JEWETT, CLERK  
RECORDED BY: TMG