



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

August 12, 2025

City of Richmond Department of Parks and Recreation  
1209 Admiral Street  
Richmond, VA 23220

Travis Wolf  
900 East Broad Street, Suite 602  
Richmond, VA 23219

To Whom It May Concern:

**RE: BZA 33-2025**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, September 3, 2025 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 building permit to construct a new community center (TB Smith) at 2009 RUFFIN ROAD (Tax Parcel Number S008-0601/007), located in an R-4 (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 **891 378 658#**. 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 2025 drop-down, click meeting details for September 3, 2025 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

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Page 2  
August 12, 2025

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,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

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.

Allen Beatrice B  
2004 Ruffin Rd  
Richmond, VA 23224

Blue 144 Llc  
2000 West Club Lane  
Richmond, VA 23226

Christensen Colter J  
3303 Davee Rd  
Richmond, VA 23234

City Of Richmond School Board  
301 N 9th St 17th Fl  
Richmond, VA 23219

Fletcher Leroy & Myrtle M  
2002 Ruffin Rd  
Richmond, VA 23234

Henderson Purcell & Barbara A  
1904 Ruffin Rd  
Richmond, VA 23234

Mcdowell Company The Llc  
10113 Cedarview Ct  
Mechanicsville, VA 23116

Monteiro Renee J  
3301 Davee Rd  
Richmond, VA 23234

Pennington Properties Llc  
3146 Floyd Ave  
Richmond, VA 23221

Quintana Cabrera Elder E And Olvera  
Guerrero Maria D  
1906 Ruffin Rd  
Richmond, VA 23234

Ramos Nelson Omar Hernandez  
3300 Davee Road  
Richmond, VA 23234

Realty Income Us Core Plus 3 Lp  
11995 El Camino Real  
San Diego, CA 92130

Smith Harriet M And Smith Melissa Y  
1902 Ruffin Rd  
Richmond, VA 23234

Wright Rachel C  
2008 Ruffin Rd  
Richmond, VA 23234

Property: 2009 Ruffin Road **Parcel ID:** S0080601007

#### Parcel

**Street Address:** 2009 Ruffin Road Richmond, VA 23234-  
**Alternate Street Addresses:** 2009 Ruffin Road  
**Owner:** CITY OF RICHMOND RECREATION & PARKS  
**Mailing Address:** 1209 ADMIRAL ST, RICHMOND, VA 23220  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 360 - Davee Gardens/Castlewood/Summe  
**Property Class:** 105 - R Park/Playground/Cmn Area  
**Zoning District:** R-4 - Residential (Single Family)  
**Exemption Code:** 106 - Parks & Recreation

#### Current Assessment

**Effective Date:** 01/01/2025  
**Land Value:** \$590,000  
**Improvement Value:** \$7,000  
**Total Value:** \$597,000  
**Area Tax:** \$0  
**Special Assessment District:**

#### Land Description

**Parcel Square Feet:** 334489.25  
**Acreage:** 7.6788  
**Property Description 1:** 0450.64X0570.00 IRG0000.000  
**State Plane Coords( ?):** X= 11791697.000003 Y= 3700249.614356  
**Latitude:** 37.47987810 , **Longitude:** -77.43556078

#### Description

**Land Type:** Homesite  
**Topology:**  
**Front Size:** 450  
**Rear Size:** 570  
**Parcel Square Feet:** 334489.25  
**Acreage:** 7.6788  
**Property Description 1:** 0450.64X0570.00 IRG0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11791697.000003 Y= 3700249.614356  
**Latitude:** 37.47987810 , **Longitude:** -77.43556078

#### Other

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$590,000	\$7,000	\$597,000	Not Available
2024	\$590,000	\$7,000	\$597,000	Reassessment
2024	\$590,000	\$7,000	\$597,000	Not Available
2023	\$590,000	\$7,000	\$597,000	Reassessment
2023	\$590,000	\$7,000	\$597,000	Not Available
2022	\$590,000	\$7,000	\$597,000	Not Available
2022	\$590,000	\$7,000	\$597,000	Reassessment
2021	\$590,000	\$7,000	\$597,000	Reassessment
2021	\$590,000	\$7,000	\$597,000	Not Available
2020	\$590,000	\$7,000	\$597,000	Reassessment
2019	\$590,000	\$7,000	\$597,000	Reassessment
2018	\$590,000	\$7,000	\$597,000	Reassessment
2017	\$590,000	\$7,000	\$597,000	Reassessment
2016	\$590,000	\$7,000	\$597,000	Reassessment
2015	\$590,000	\$7,000	\$597,000	Reassessment
2014	\$590,000	\$7,000	\$597,000	Reassessment
2013	\$590,000	\$7,000	\$597,000	Reassessment
2012	\$590,000	\$7,000	\$597,000	Reassessment
2011	\$590,000	\$7,000	\$597,000	CarryOver
2010	\$590,000	\$7,000	\$597,000	Reassessment
2009	\$590,100	\$7,000	\$597,100	Reassessment
2008	\$590,100	\$7,000	\$597,100	Reassessment
2007	\$562,000	\$7,000	\$569,000	Reassessment
2006	\$165,400	\$7,000	\$172,400	Reassessment
2005	\$157,500	\$6,700	\$164,200	Reassessment

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
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**Planning**

**Master Plan Future Land Use:** OS  
**Zoning District:** R-4 - Residential (Single Family)  
**Planning District:** Broad Rock  
**Traffic Zone:** 1211  
**City Neighborhood Code:** DVGD  
**City Neighborhood Name:** Davee Gardens  
**Civic Code:**  
**Civic Association Name:**  
**Subdivision Name:** NONE  
**City Old and Historic District:**  
**National historic District:**  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:**

**Economic Development**

**Care Area:** -  
**Enterprise Zone:**

**Environment**

**100 YEAR Flood Plain Flag:** Contact the Water Resources Division at 646-7586.  
**500 YEAR Flood Plain Flag:** N  
**Resource Protection Flag:** Contact the Water Resources Division at 646-7586.  
**Wetland Flag:** N

**Census**

Census Year	Block	Block Group	Tract
2000	1003	0608001	060800
1990	104	0608981	060898

**Schools**

**Elementary School:** Broad Rock  
**Middle School:** Boushall  
**High School:** Wythe

**Public Safety**

**Police Precinct:** 2  
**Police Sector:** 213  
**Fire District:** 21  
**Dispatch Zone:** 136A

**Public Works Schedules**

**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Thursday  
**Bulk Collection:** TBD

**Government Districts**

**Council District:** 8  
**Council District for 2025 (Current Election):** 8  
**Voter Precinct:** 806  
**State House District:** 79  
**State Senate District:** 15  
**Congressional District:** 4

### Extension 1 Details

**Extension Name:** C01 -  
**Year Built:** 1900  
**Stories:** 0  
**Units:** 0  
**Number Of Rooms:** 0  
**Number Of Bed Rooms:** 0  
**Number Of Full Baths:** 0  
**Number Of Half Baths:** 0  
**Condition:** normal for age  
**Foundation Type:**  
**1st Predominant Exterior:**  
**2nd Predominant Exterior:** N/A  
**Roof Style:**  
**Roof Material:**  
**Interior Wall:**  
**Floor Finish:**  
**Heating Type:**  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and Yard Items) :** Miscellaneous

### Extension 1 Dimensions

**Finished Living Area:** 0 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 0 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 0 Sqft  
**Deck:** 0 Sqft

## Property Images

Name: Desc:

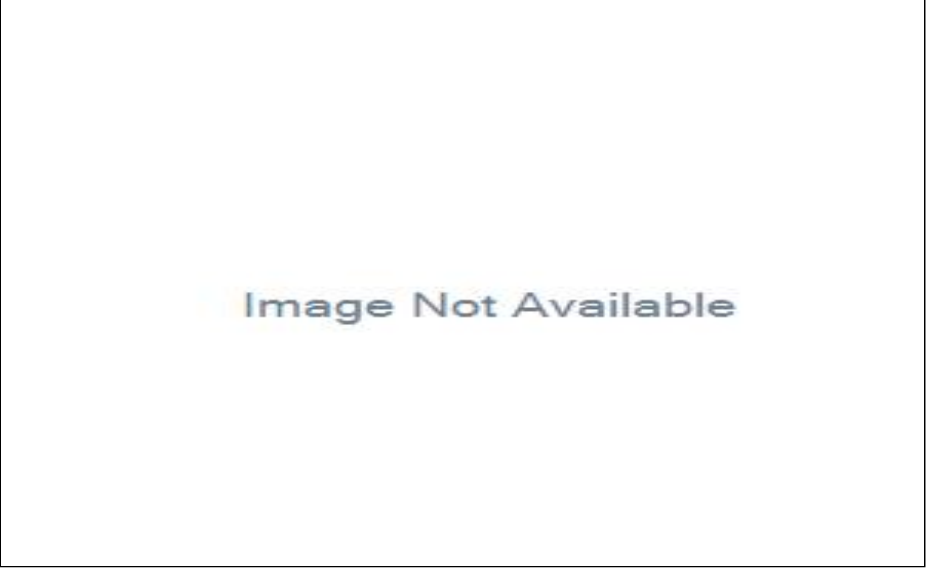
A large rectangular box with a black border. Inside the box, the text "Image Not Available" is centered in a blue, sans-serif font.

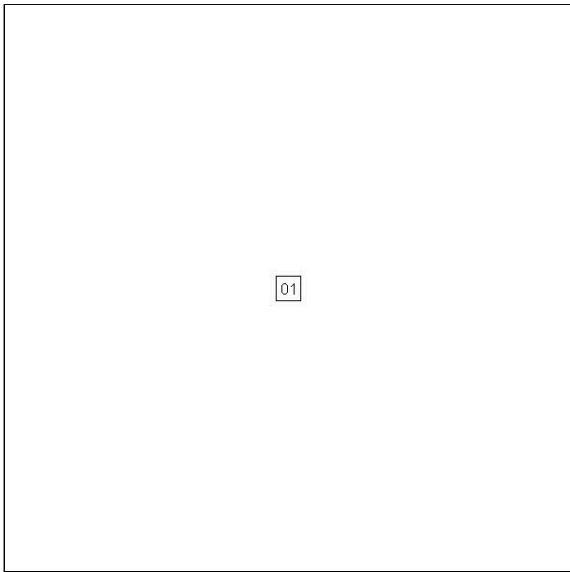
Image Not Available

[Click here for Larger Image](#)



Sketch Images

Name:S0080601007 Desc:C01



**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 City of Richmond PHONE: (Home) ( ) (Mobile) ( )  
OWNER: Recreation and Parks FAX: ( ) (Work) ( )  
ADDRESS 1209 Admiral Street E-mail Address:  
Richmond, Virginia 23220

**PROPERTY OWNER'S**

REPRESENTATIVE: Travis Wolf PHONE: (Home) ( ) (Mobile) (540) 244-2517  
(Name/Address) 900 East Broad Street, Room 602 FAX: ( ) (Work) (804) 646-5938  
Richmond, Virginia 23219 E-mail Address: travis.wolf@aecom.com

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

PROPERTY ADDRESS (ES) 2009 Ruffin Road  
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER \_\_\_\_\_  
ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-660.1, 30-680.1(d), 30-1220.1 & 30-1220.138  
APPLICATION REQUIRED FOR: A building permit to construct a new community center (TB Smith).  
TAX PARCEL NUMBER(S): S008-0601/007 ZONING DISTRICT: R-4 (Single-Family Residential)  
REQUEST DISAPPROVED FOR THE REASON THAT: Facilities for the deposit and collection of trash or refuse shall not be located within any front yard. Accessory structures are not permitted in the front yard.  
DATE REQUEST DISAPPROVED: June 30, 2025 FEE WAIVER: YES ☐ NO: ☒  
DATE FILED: July 17, 2025 TIME FILED: 4:05 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAC-170067-2025  
AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

**I BASE MY APPLICATION ON:**

SECTION 17.20 PARAGRAPH(S) (C) OF THE CHARTER OF THE CITY OF RICHMOND  
SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]  
SECTION 1040.3 PARAGRAPH(S) \_\_\_\_\_ 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: 7/30/25

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

CASE NUMBER: BZA 33-2025 HEARING DATE: September 3, 2025 AT 1:00 P.M.

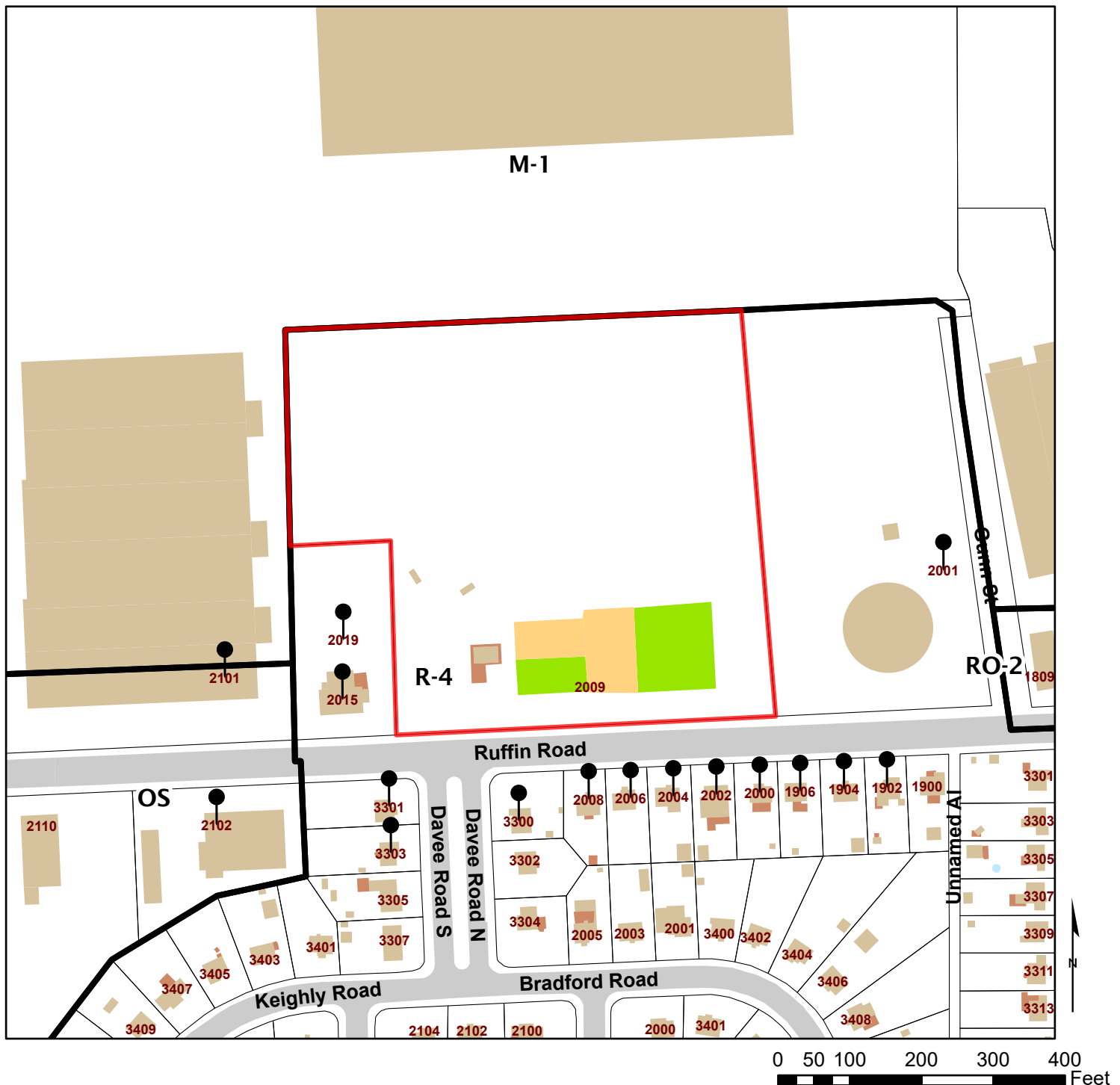
BOARD OF ZONING APPEALS CASE BZA 33-2025  
150' Buffer

APPLICANT(S): City of Richmond Department of Parks and Recreation

PREMISES: 2009 Ruffin Road  
(Tax Parcel Number S008-0601/007)

SUBJECT: A building permit to construct a new community center (TB Smith).

REASON FOR THE REQUEST: Based on Sections 30-300, 30-660.1, 30-680.1(d), 30-1220.1 & 30-1220.138 of the Zoning Ordinance for the reason that:  
Facilities for the deposit and collection of trash or refuse and accessory structures are not permitted in the front yard.





## 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) or at [PDRZoningAdministration@Richmondgov.com](mailto:PDRZoningAdministration@Richmondgov.com). 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 one-hundred fifty dollar (\$150) 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 10, 2020

## BZA APPLICATION – OWNER’S REQUEST FOR SPECIAL APPROVAL / EXCEPTIONS

The City of Richmond, the owner, is expanding the Community Center Facilities at the existing TB Smith Community Center located at 2009 Ruffin Road. The site is zoned R-4 Single Family Residential and is directly adjacent to a school and industrial properties. It is across the street from the Davee Gardens Neighborhood. The applicant is requesting the Board of Zoning Appeals permit, per §17.20.c. of the City Code, for relief of the following code provision:

### ACCESSORY STRUCTURES LOCATED IN FRONT YARD SEC 30-680.1(D):

(D) An accessory building or structure may only be located in a front yard if located 100 feet or greater from the nearest street line.

#### Request for Special Exception:

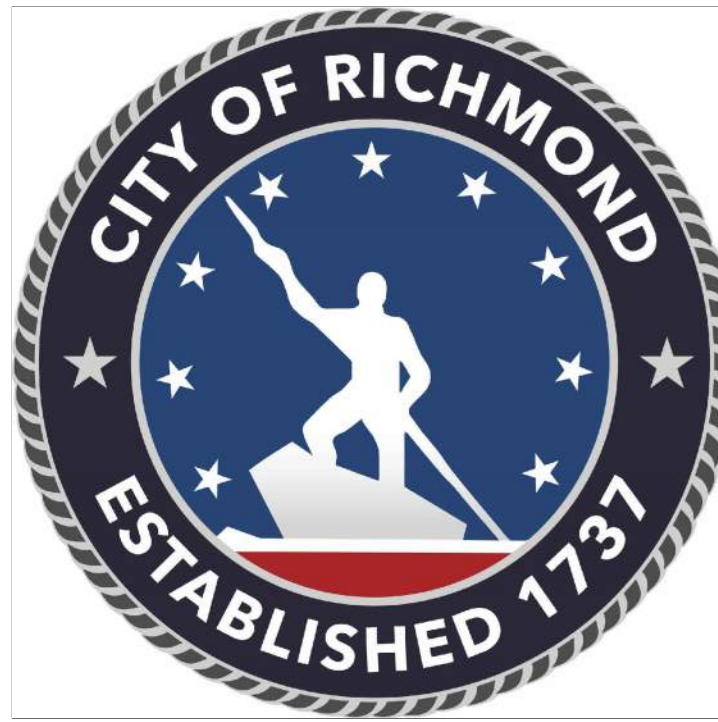
The Owner is requesting special approval/exception to allow the required RPZ Back Flow Preventor heated enclosures and the constructed trash enclosure to be located in the front yard.

#### Justification for this request (case for need):

- The Department of Public Utilities requires RPZ backflow preventers be installed on water utilities servicing any building to prevent water supply contamination. Due to the nature of the RPZ backflow preventers, they must be installed above ground and be located within 25’ of the water meters. This location prevents the opportunity for making a connection to the water supply between the water meter and the RPZ backflow preventor which could contaminate the water supply system. Water meters are located at the property line. The RPZ backflow preventor’s heated enclosures are required by the Department of Public Utilities to protect the backflow preventers from freezing conditions.
- There is no other location for the enclosures and backflow preventers to be installed and still meet the requirements of the Department of Public Utilities. Further, not having RPZ backflow preventors is a risk to public health and safety.
- The TB Smith Community Center building is approaching completion and approval of the enclosure locations is critical. The enclosures are relatively low in height at approximately 4’-8” tall and will not contribute to any issues related to disruption of light and/or air to the adjacent properties. They will not increase congestion in the streets or pose a public safety hazard. The Owner intends to decrease the visibility of the enclosures by adding additional plantings, per the attached renderings, that will create a visibility screen around the enclosures. Additionally, the Owner is exploring ways to incorporate art provided by the community to enhance the appearance.

- A dedicated trash enclosure for the new TB Smith Community Center was not included in the original design. The intent was to utilize the trash enclosure that was being constructed at the existing TB Smith Community Center building. As part of efforts to bring the cost of the construction project within the project budget, the work associated with the existing TB Smith Community Center was eliminated. This drove the need to construct a trash enclosure close to the new TB Smith Community Center building.
- In determining the best location on the site for the trash enclosure, the Owner wanted to discourage heavy truck traffic from having to access the trash enclosure across the permeable paver parking lot. Therefore, the current location of the enclosure was the best suitable location on the site to allow ease of use by the staff while preventing heavy truck traffic from crossing the permeable paver parking lot.
- The Owner intends to address the look and visibility of the structure by painting the structure to compliment or match the building and adding different plantings that will grow to a height that will provide a natural screen around the enclosure. Additionally, the Owner is exploring ways to incorporate art provided by the community to enhance the appearance.

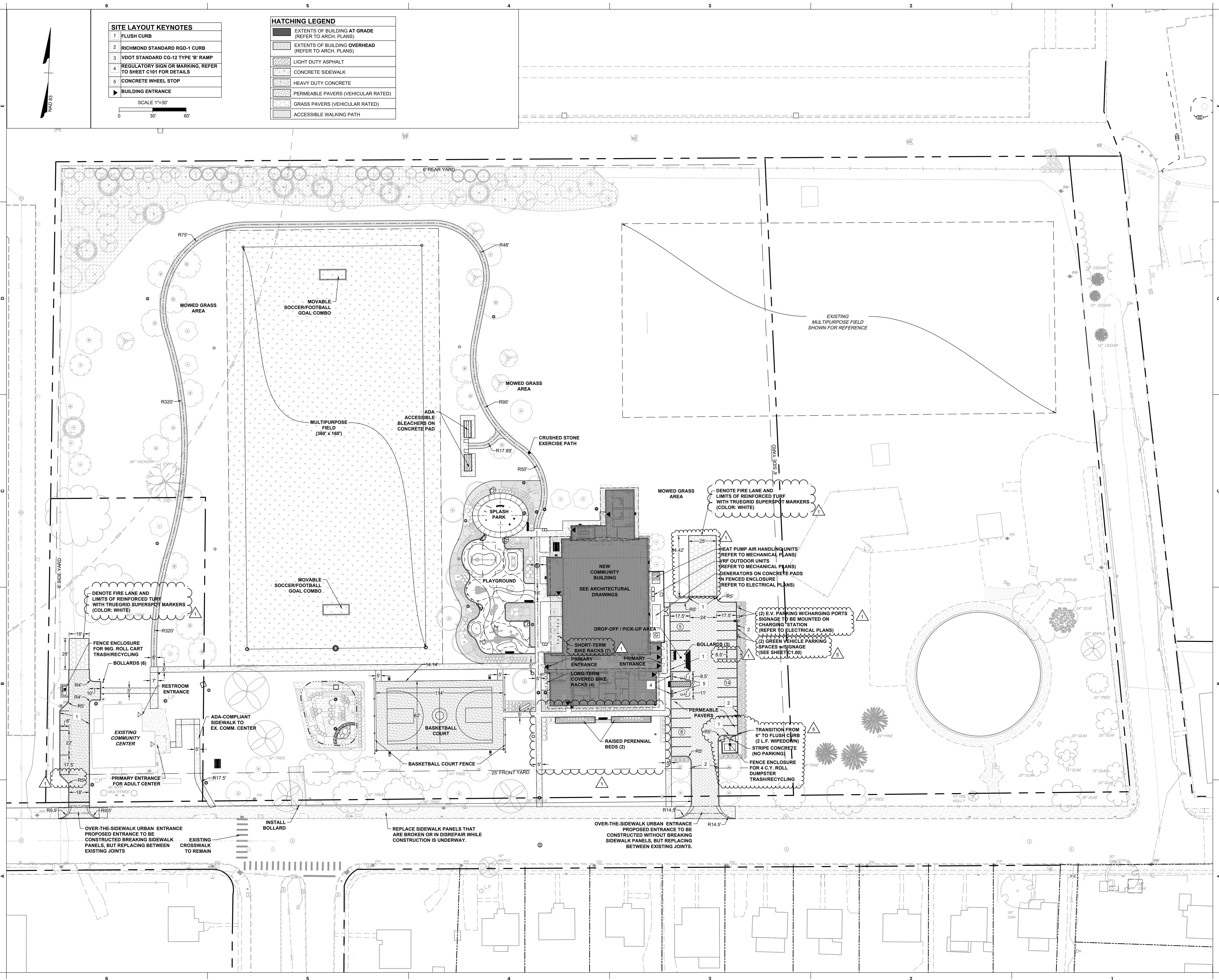


**SITE LAYOUT KEYNOTES**

- 1 FLUSH CURB
- 2 RICHMOND STANDARD RGD-1 CURB
- 3 VDOT STANDARD CG-12 TYPE 'B' RAMP
- 4 REGULATORY SIGN OR MARKING, REFER TO SHEET C101 FOR DETAILS
- 5 CONCRETE WHEEL STOP
- ▶ BUILDING ENTRANCE

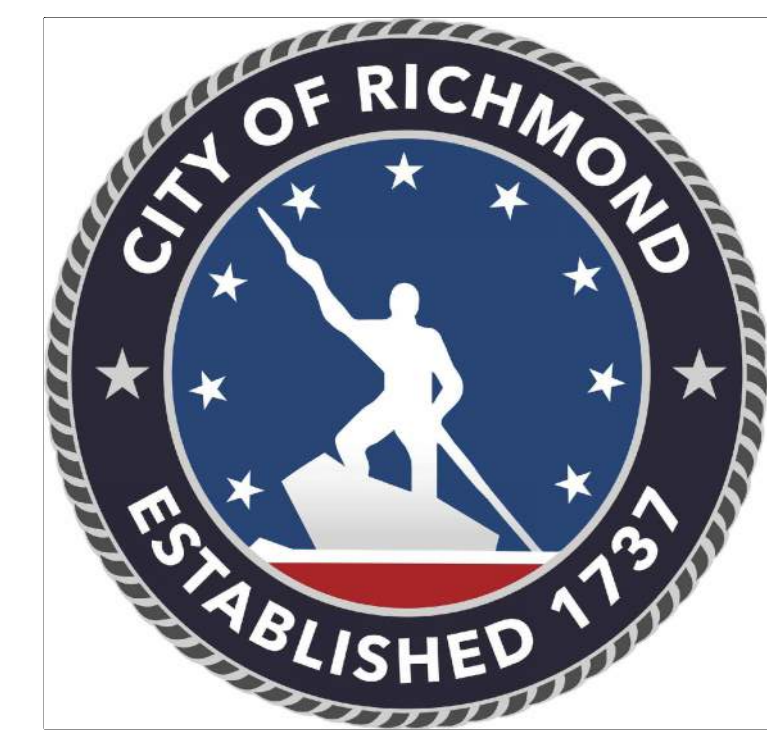
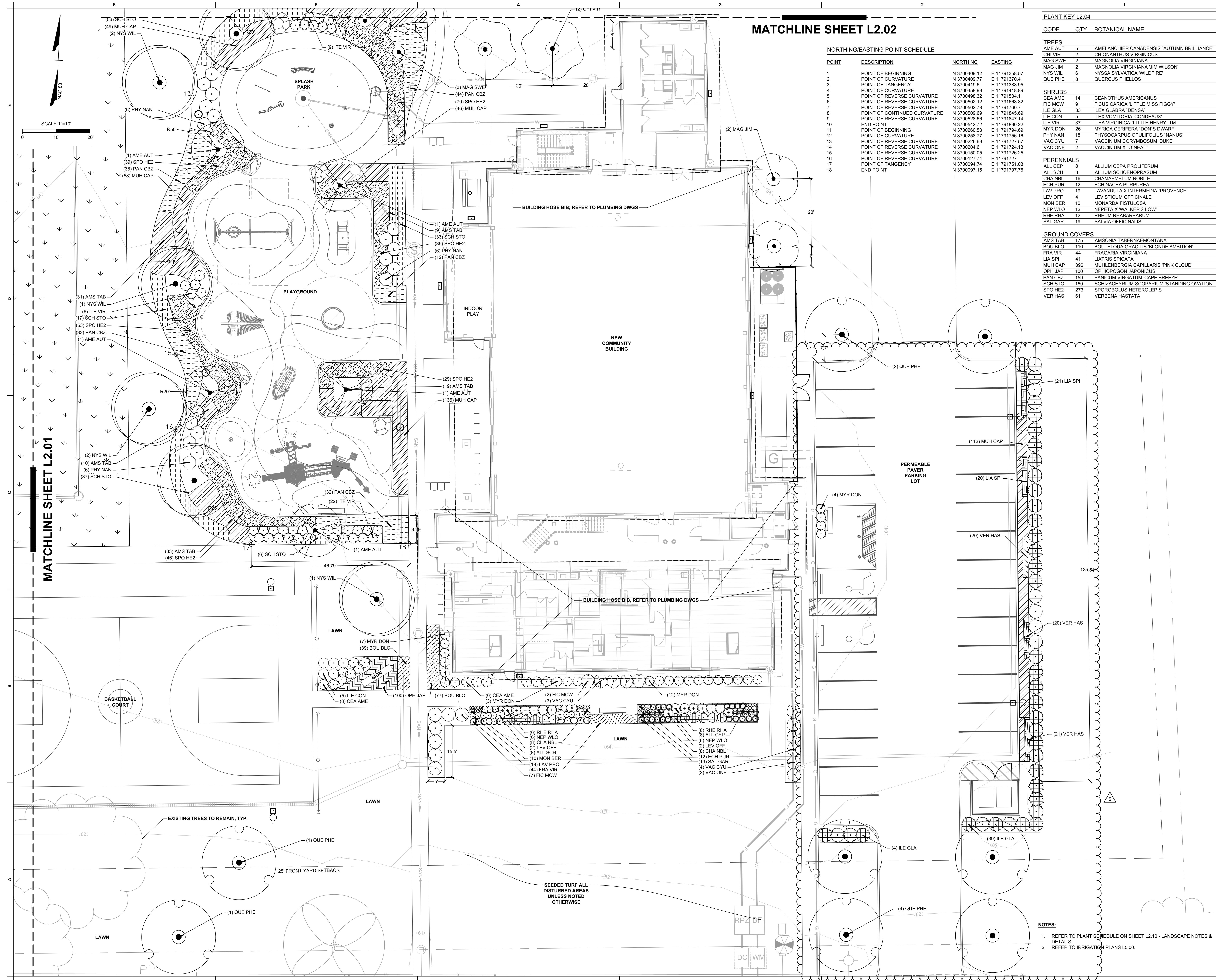
SCALE 1"=30'  
0 30' 60'**HATCHING LEGEND**

- |  |  |
|--|--|
|  | EXTENTS OF BUILDING AT GRADE<br>(REFER TO ARCH. PLANS) |
|  | EXTENTS OF BUILDING OVERHEAD<br>(REFER TO ARCH. PLANS) |
|  | LIGHT DUTY ASPHALT                                     |
|  | CONCRETE SIDEWALK                                      |
|  | HEAVY DUTY CONCRETE                                    |
|  | PERMEABLE PAVERS (VEHICULAR RATED)                     |
|  | GRASS PAVERS (VEHICULAR RATED)                         |
|  | ACCESSIBLE WALKING PATH                                |





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BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400



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PROJECT NUMBER  
**2.210757.0**

**TB SMITH  
COMMUNITY CENTER**

2015 RUFFIN RD.  
RICHMOND, VA 23234

5 03/29/2024 REVISION #5  
4 03/12/2024 RFI #002  
3 02/02/2024 REVISION #3  
2 01/11/2024 REVISION #2  
1 11/28/2023 REVISION #1

ISSUE  
**11/28/23 -  
ISSUED FOR CONSTRUCTION**

**DETAIL LANDSCAPE  
PLAN**

**L2.04**



## DUMPSTER ENCLOSURE IN FRONT YARD

### PROPOSED ENHANCEMENTS:

1. PAINT OR STAIN BOARD ON BOARD DUMPSTER ENCLOSURE TO MATCH BUILDING
2. PLANT (3) NELLIE R. STEVENS HOLLIES FOR ADDITIONAL SCREENING
  - TREES WILL BE 4-5' TALL AT PLANTING
  - TREES WILL GROW TO 10-12' TALL IN 5 YEARS
  - TREES WILL REACH 15-20' TALL AT MATURITY





## RPZ BACKFLOW ENCLOSURES IN FRONT YARD

### PROPOSED ENHANCEMENTS:

1. PLANT (12) DENSE INKERRY HOLLIES FOR SCREENING AND SOFTENING
  - SHRUBS WILL BE 1.5-2' TALL AT PLANTING
  - SHRUBS WILL GROW TO 3-4' TALL IN 5 YEARS
  - SHRUBS WILL REACH 4-5' TALL AT MATURITY
2. ADDITIONAL OPTION TO INVOLVE YOUTH IN THE COMMUNITY TO PAINT MURAL ON ENCLOSURES OR WRAP IN VINYL GRAPHIC WITH PLANT TEXTURES.



AT PLANTING - YEAR 1



AT 5 YEARS















