



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

March 6, 2026

Trek Properties LLC  
3420 Pump Road #285  
Richmond, Virginia 23233

Baker Development Resources  
530 East Main Street, Suite 600  
Richmond, VA 23219  
Attn: Marisa Perez

To Whom It May Concern:

**RE: BZA 08-2026**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, April 1, 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 1722 NORTH 20<sup>th</sup> STREET (Tax Parcel Number E000-0934/009), 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 **213 764 182#**. 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 April 1, 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 08-2026  
Page 2  
March 6, 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,

A handwritten signature in cursive script that reads "Roy W. Benbow".

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.

912investments Llc  
937 Limestone Arch  
Norfolk, VA 23504

Baker Caroline Lorissa  
1523 N 19th St  
Richmond, VA 23223

Baskerville Bertha C Etals  
744 N 2nd St #221  
Richmond, VA 23219

Boyd Molly K  
1521 N 19th St  
Richmond, VA 23223

Builders Solutions Ll  
1715 N 20th St  
Richmond, VA 23223

Cava Rental Properties Llc  
2405 Westwood Ave #200  
Richmond, VA 23230

Edwards Virginia G Trs William A &  
Virginia G Edwards Trust  
350 Pinewood Dr  
San Rafael, CA 94903

Gates Elizabeth  
1527 N 19th St  
Richmond, VA 23223

Jackson Carnelia  
1721 N 20th St  
Richmond, VA 23223

Johnson Barbara W  
7500 William Bailey Rd  
Summerfield, NC 27358

Jones Mary  
1303 Bent Brook Dr  
Richmond, VA 23231

Lowe Cristopher A And Burke Alyssa M  
1718 N 20th St  
Richmond, VA 23223

M M S Rental Group Llc  
5909 Laurel Bed Ln Unit A  
Richmond, VA 23227

Morgan Calvin T Sr & Florence B  
1717 N 20th St  
Richmond, VA 23223

Nedd Aaron Michael Amonn  
1716 N 20th St  
Richmond, VA 23223

Parker Melissa  
1732 N 20th St  
Richmond, VA 23223

Pennington Rachel Corinne  
1720 N 20th St  
Richmond, VA 23223

Rra I Llc  
700 Chiswick Park Rd  
Henrico, VA 23229

Sawyer Robert K li  
2600 Autumnfield Rd  
Midlothian, VA 23113

Taylor's Vision Llc  
P O Box 8027  
Richmond, VA 23223

Thomas Johnnie W & Barbara D  
1545 N 19th St  
Richmond, VA 23223

Up The Hill Llc  
2914 Floyd Ave  
Richmond, VA 23221

Watchtower Homes And Construction  
Llc  
3912 Seminary Ave  
Richmond, VA 23227

## City of Richmond, VA Report

## Property Owner

**Name:** TREK PROPERTIES LLC**Mailing Address:** 3420 PUMP RD #285  
HENRICO, VA 23233**Parcel Use:** R Two Story**Neighborhood:** 332

## Property Information

**Property Address:** 1722 N 20th St**PIN** E0000934009**Size:** 0.183 Acres, 7980.000 Square Feet**Property Description:** BRAUERS PLAN L131-132; 0060.00X0133.00 0000.000

## Current Assessment

Year	Land	Improvements	Total
2026	\$103,000	\$247,000	\$350,000

## Deed Transfers

Recordation Date	Book	Page	Deed Type	Consideration	Grantee
2/18/2026	ID2026	2801	BS	\$350,000	TREK PROPERTIES LLC
10/4/2021	ID2021	28495	BS	\$295,000	MILLER LAUREN
5/30/2019	ID2019	10415	BS	\$235,000	SEBASTIAN NICOLETTE
7/30/2018	ID2018	15615	BS	\$85,000	20TH STREET LLC
4/9/2001	ID2001	08492	N/A	\$10,500	TO INVESTMENTS INC
12/18/1989	00017	0636	N/A	\$0	LONG JULIUS F SR
12/15/1978	000746	00539	N/A	\$15,200	Not Available
3/1/1974	000688	D00348	N/A	\$15,000	Not Available
1/1/1900	000688	D00348	N/A	\$15,000	Not Available

## Residential Card 1 Details

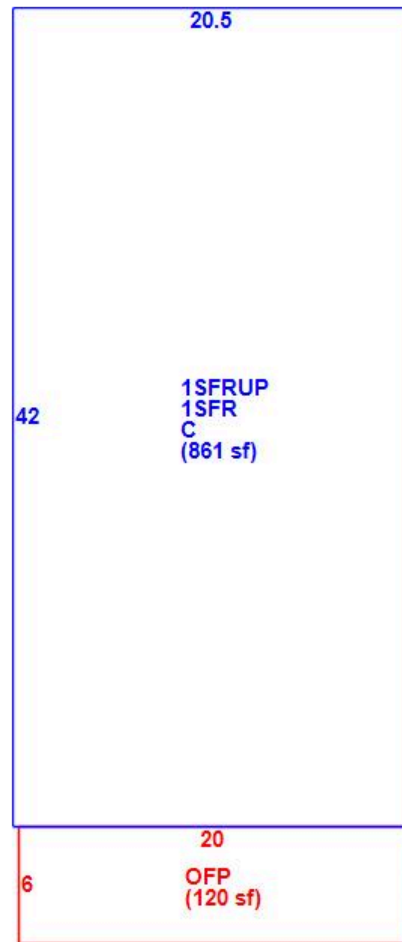
Story	Style	Total Liv	Year Built
2.0	2sty Oldest	1,722	1910

<b>Model:</b>	RESIDENTIAL	<b>Rooms:</b>	<b>Beds:</b> 3
<b>Interior Wall:</b>	Plaster	<b>Bathrooms:</b>	<b>Full:</b> 2 <b>Half:</b> 1
<b>Interior Wall 2:</b>		<b>Central AC:</b>	Central air
<b>Exterior Wall:</b>	Asphalt shingles	<b>Heat/Cool:</b>	Forced Air
<b>Exterior Wall 2:</b>		<b>Floor Cover:</b>	Softwood
<b>Roof Type:</b>	Flat or Shed	<b>Floor Cover 2:</b>	N/A
<b>Roof Cover:</b>	Metal, preformed corrugate	<b>Floor Cover 3:</b>	N/A

### Residential Card 1 Photo



### Residential Card 1 Sketch



## Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SFR	1 Story Frame - Fin	861	861
1SFRUP	1 Story Frame - Upper - Fin	861	861
C	Crawl Space	861	0
OFP	Porch - Open - Frame	120	0
<b>Totals</b>		<b>2,703</b>	<b>1,722</b>

## Assessment History

Year	Land	Improvements	Total
2025	\$103,000	\$242,000	\$345,000
2024	\$98,000	\$236,000	\$334,000
2023	\$98,000	\$211,000	\$309,000
2022	\$65,000	\$185,000	\$250,000
2021	\$50,000	\$180,000	\$230,000
2020	\$50,000	\$159,000	\$209,000
2019	\$45,000	\$130,000	\$175,000
2018	\$30,000	\$24,000	\$54,000
2017	\$30,000	\$24,000	\$54,000
2016	\$30,000	\$7,000	\$37,000
2015	\$30,000	\$9,000	\$39,000
2014	\$30,000	\$22,000	\$52,000
2013	\$30,000	\$22,000	\$52,000
2012	\$12,000	\$36,000	\$48,000
2011	\$12,000	\$38,000	\$50,000
2010	\$12,000	\$38,000	\$50,000
2009	\$12,000	\$40,000	\$52,000
2008	\$12,000	\$40,000	\$52,000
2007	\$11,500	\$35,500	\$47,000
2006	\$7,800	\$35,500	\$43,300
2005	\$6,800	\$26,300	\$33,100

## 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** Trek Properties LLC **PHONE: (Home) ( ) (Mobile) ( )**

**OWNER:** 3420 Pump Road #285 **FAX: (Home) ( ) (Mobile) ( )**

**(Name/Address)** Richmond, VA 23233 **E-mail Address: \_\_\_\_\_**

**OWNER'S** Baker Development Resources **PHONE: (Home) 562 291-9968 (Mobile) ( )**

**REPRESENTATIVE** Marisa Perez **FAX: (Home) ( ) (Mobile) ( )**

**(Name/Address)** 530 E Main Street Suite 600 **E-mail Address: \_\_\_\_\_**

Richmond, VA 23219

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

**PROPERTY ADDRESS (ES):** 1722 N 20th Street Richmond, VA 23223

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

**ZONING ORDINANCE SECTION NUMBER(S):** 30-410.4

**APPLICATION REQUIRED FOR:** A building permit to subdivide the lot and construct a single-family detached dwelling.

**TAX PARCEL NUMBER(S):** E000-0934/009                      **ZONING DISTRICT:** R-5 (Single-Family Residential District)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The lot area and width requirement is not met.

A lot area of 6,000 square feet and a lot width of 50 feet is required; A lot area of 7,980 square feet and a lot width of 60 feet currently exists at 1722 N. 20th Street. A lot area of 4,008.62 square feet is proposed and a width of 30.14' is proposed for the lot at 1722 N. 20th Street; A lot area of 3,971.38 square feet and a width of 29.86' is proposed for the newly created lot.

**DATE REQUEST DISAPPROVED:** February 3, 2026                      **FEE WAIVER:**  **YES**  **NO**

**DATE FILED:** 2/4/2026    **TIME FILED:** 9:00 AM    **PREPARED BY:** Cody White    **RECEIPT NO.** BZAR-180989-2026

**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:** 2/3/2026

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

**CASE NUMBER:** BZA 08-2026    **HEARING DATE:** April 1, 2026    **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 08-2026  
150' Buffer

APPLICANT(S): Trek Properties LLC

PREMISES: 1722 North 20th Street  
(Tax Parcel Number E000-0934/009)

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) 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:** \_\_\_\_\_ 

1722 N 20<sup>th</sup> Street



1722 N 20<sup>th</sup> Street

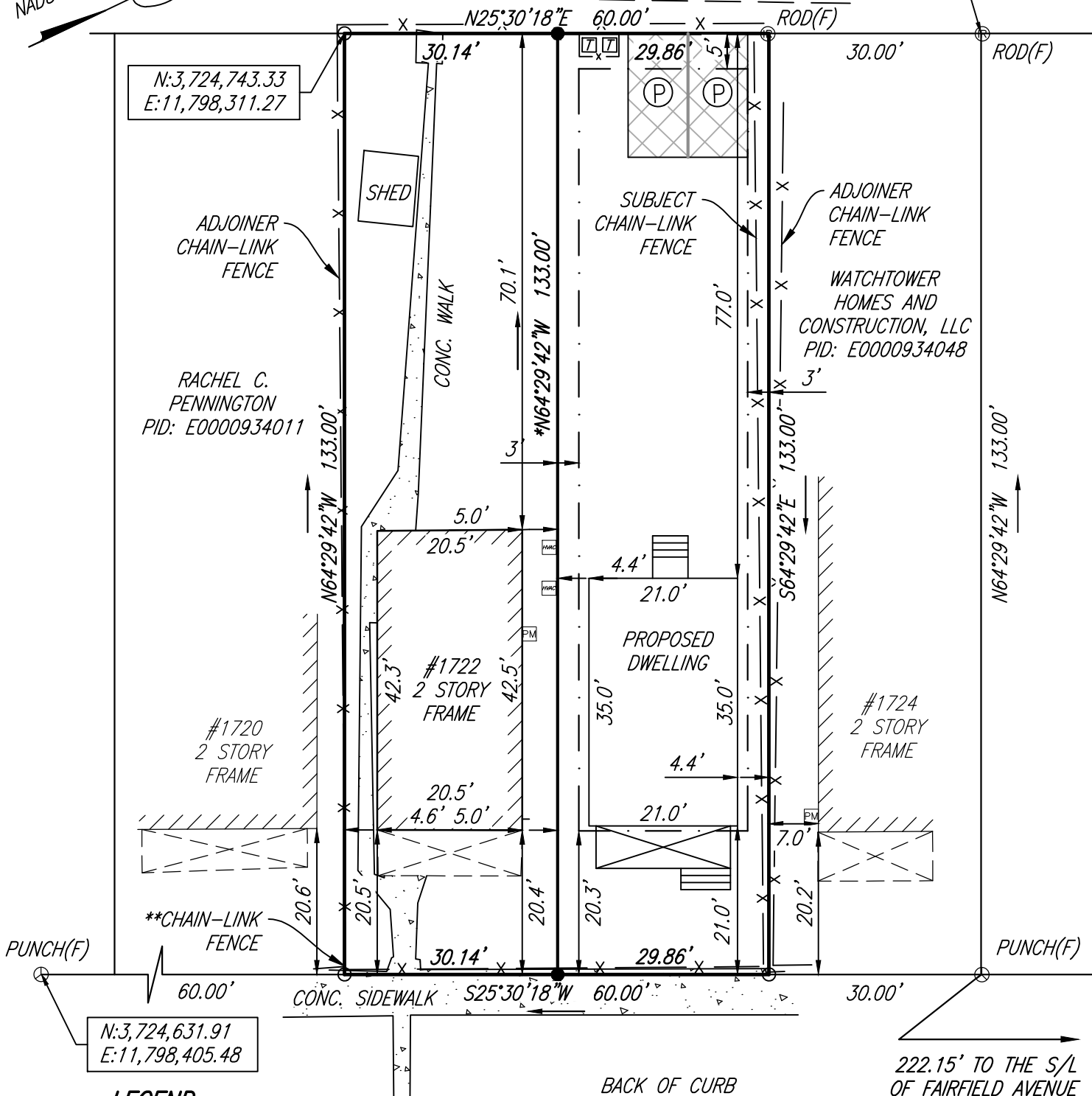


NAD83 (VA SOUTH ZONE)

16' PUBLIC ALLEY

N:3,724,824.56  
E:11,798,350.03

EDGE OF GRAVEL (GRAVEL)



LEGEND

- HVAC
- POWER METER
- PROPOSED PROPERTY CORNER
- PARKING SPACE

**NOTE:** THIS PLAT WAS COMPILED FROM DEEDS/PLATS OF RECORD AND A CURRENT FIELD SURVEY WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. NO IMPROVEMENTS AND NOT ALL EASEMENTS MAY BE SHOWN.

\*PROPOSED PROPERTY LINE  
\*\*CHAIN-LINK FENCE 0.15' NORTH OF PROPERTY LINE  
PARKING SPACES PROVIDED ARE 8.5'X17.5'.

ZONED: R-5  
SETBACKS AS SHOWN:  
FRONT - 20.3'  
SIDE - 3'  
REAR - 5'

CURRENT OWNER(S):  
LAUREN MILLER  
#1722 N. 20TH STREET  
PID: E0000934009  
INST #202128495

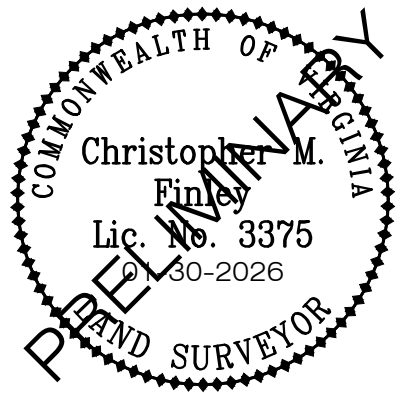


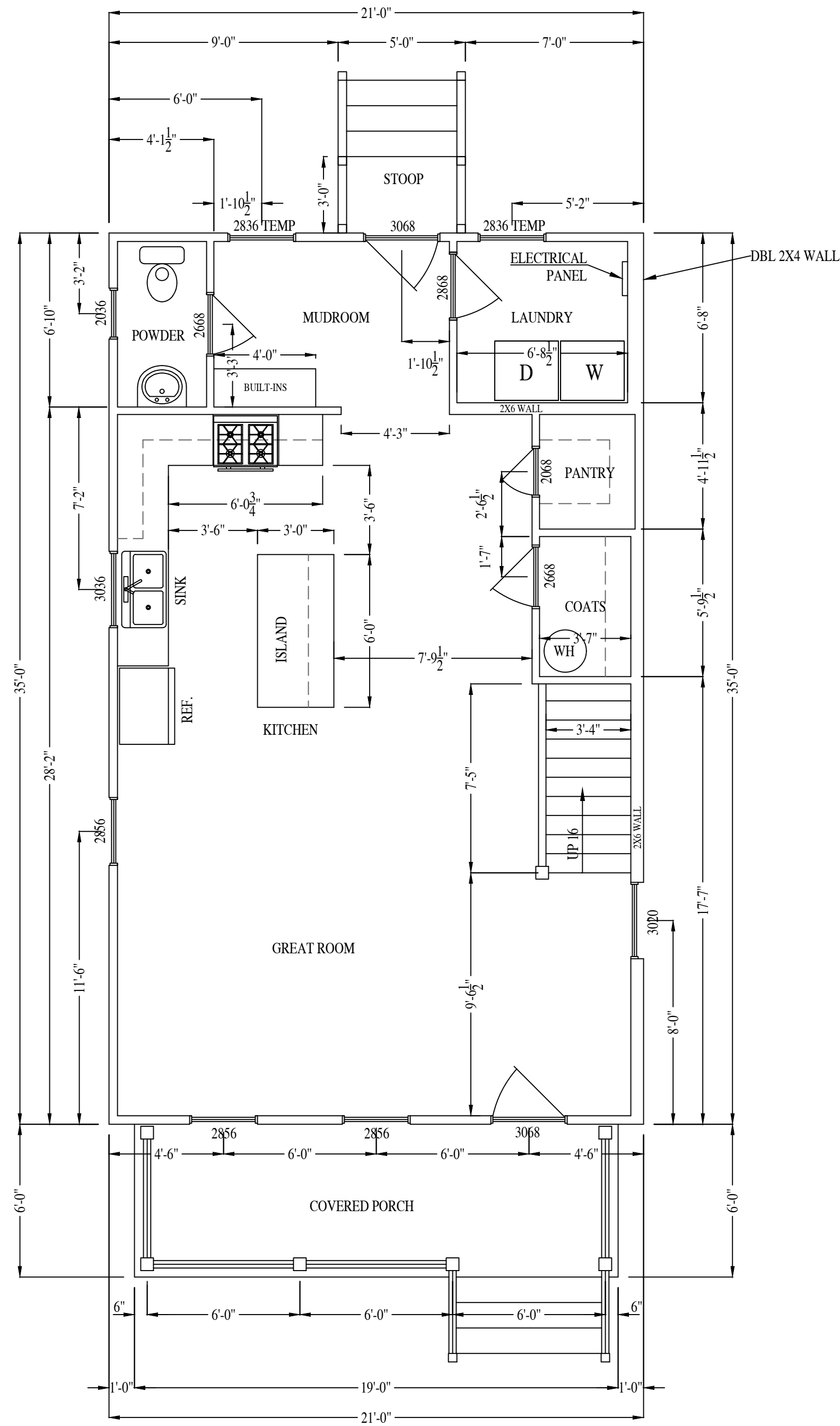
EXHIBIT SHOWING  
PROPOSED  
IMPROVEMENTS ON

#1722 N. 20TH STREET  
COUNTY OF RICHMOND, VIRGINIA

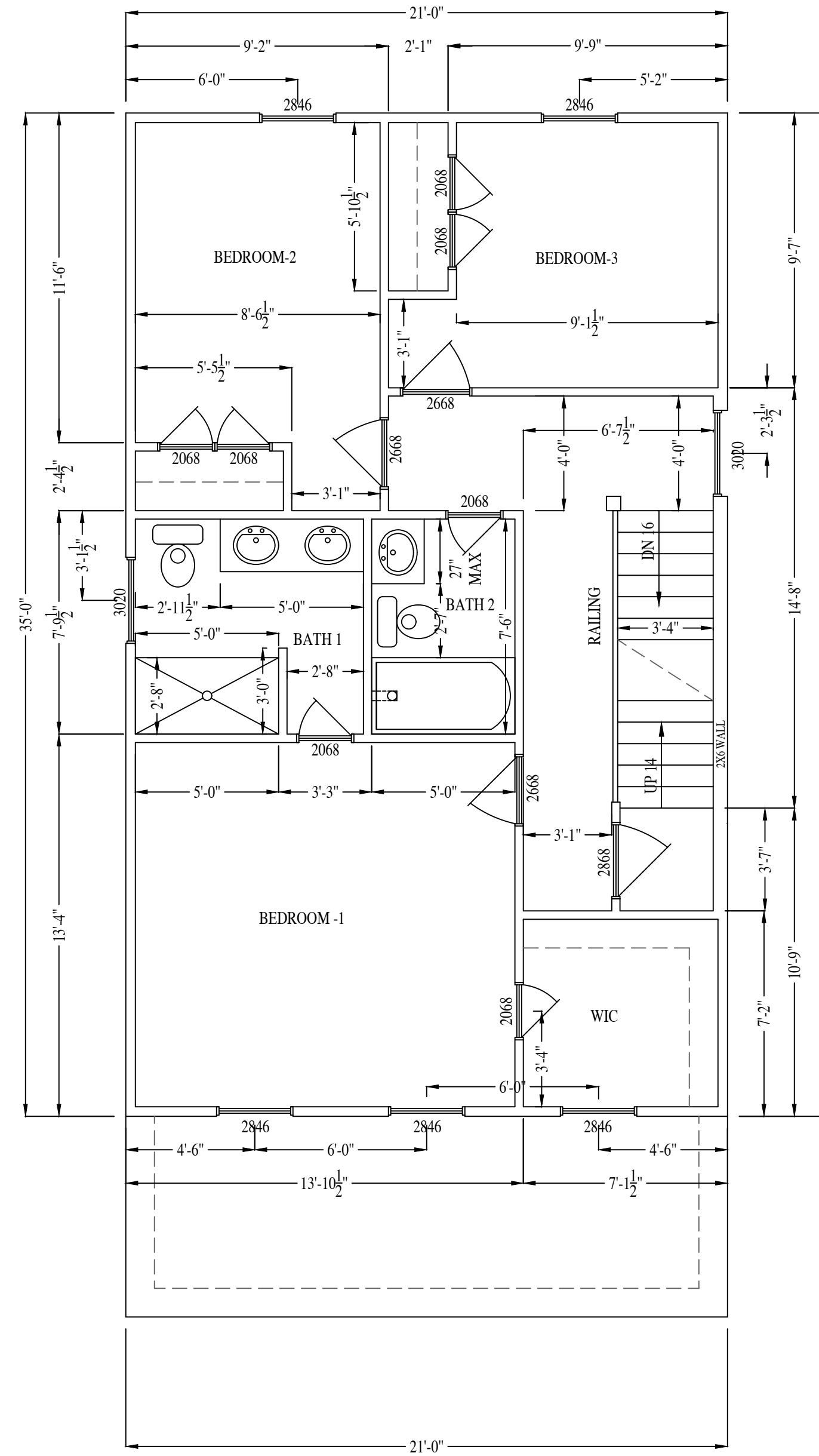
DATE: 01-30-2026  
SCALE: 1" = 20'  
JOB: R0077670.00  
DRAWN BY: FJE  
CHECKED BY: CMF  
SHEET 01 OF 01

**Westwood**  
Westwood Professional Services, Inc.  
15871 CITY VIEW DRIVE, STE 200  
MIDLOTHIAN, VA 23113  
T: 804.794.0571  
westwoodps.com

R0077670006 cad/cw/survey carlson/drawings/0077670 survey base.dwg

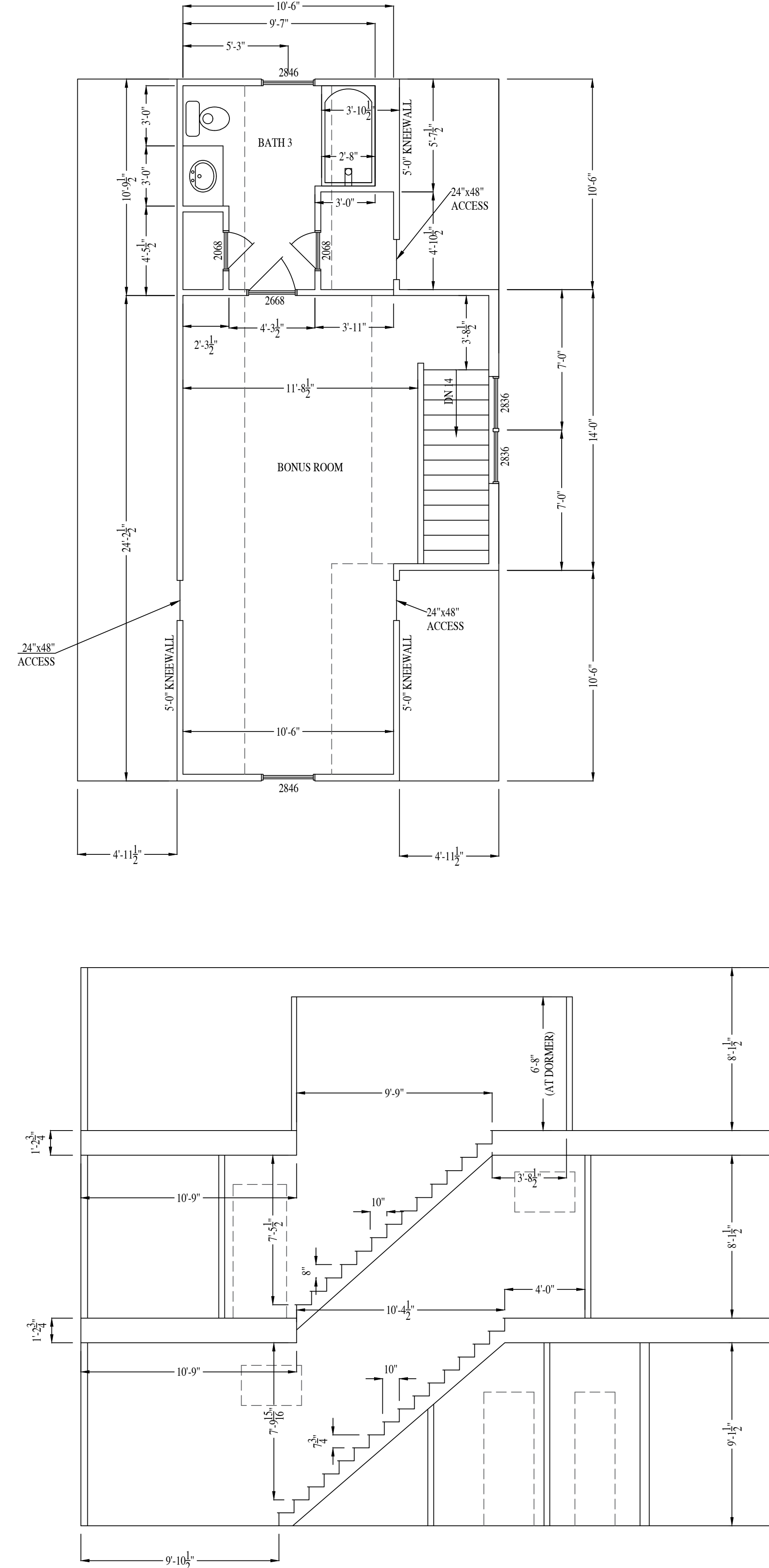


**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

**THIRD FLOOR PLAN**



COPYRIGHT - RIVER MILL DEVELOPMENT, LLC  
DO NOT COPY OR REPLICATE IN ANY WAY.

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.30  
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4

**BUILDING INFORMATION**

1ST FL. HEATED S.F.	735
2ND FL. HEATED S.F.	735
3RD FL. HEATED S.F.	417

1722.5 N 20TH ST.

**RIVER MILL DEVELOPMENT**

PHONE: (434) 774-4535

**REVISION NOTES**

DATE	START

SCALE:  
1/4" = 1'-0"

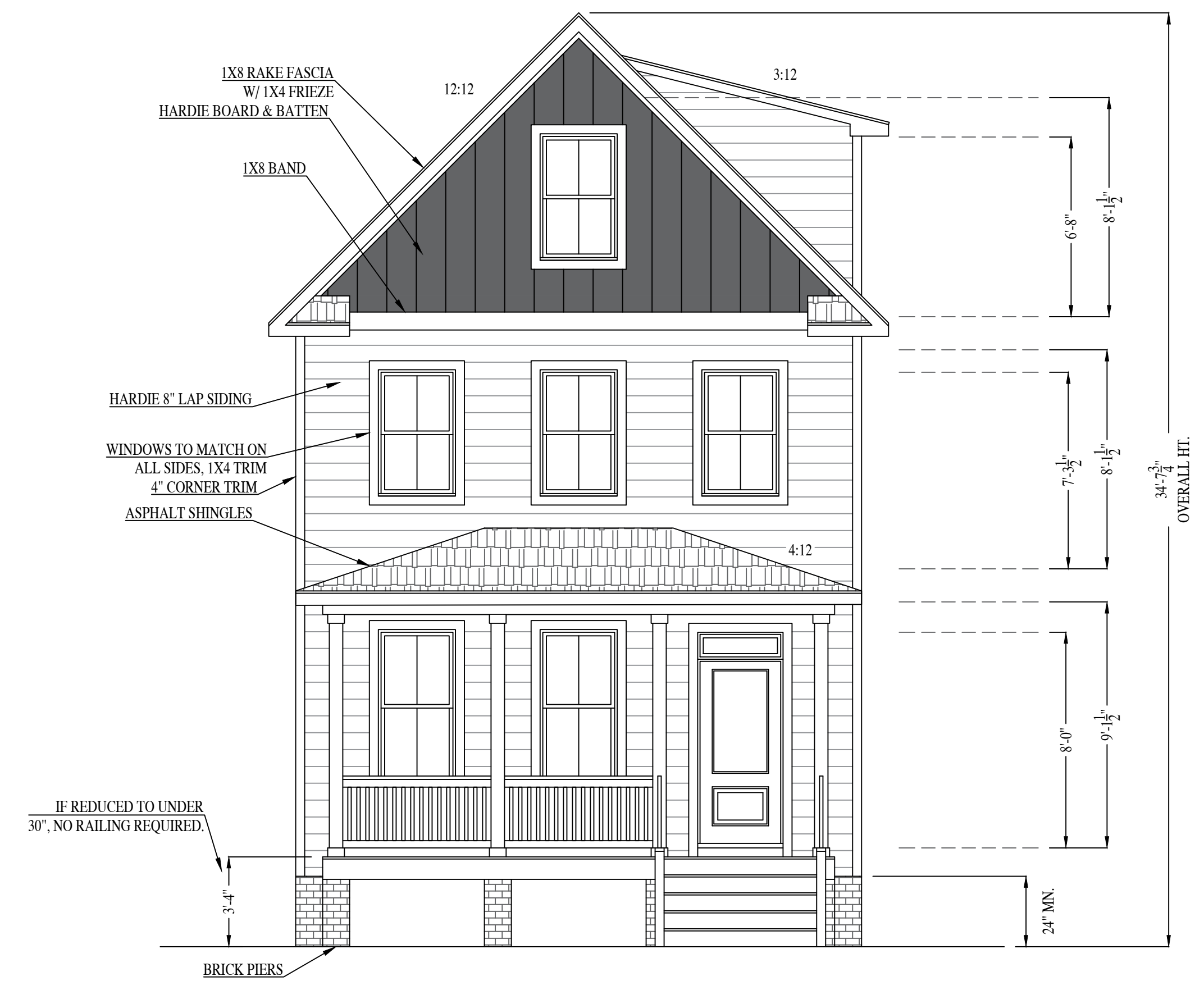
DATE:  
1-26-2026

SHEET:  
A1.1

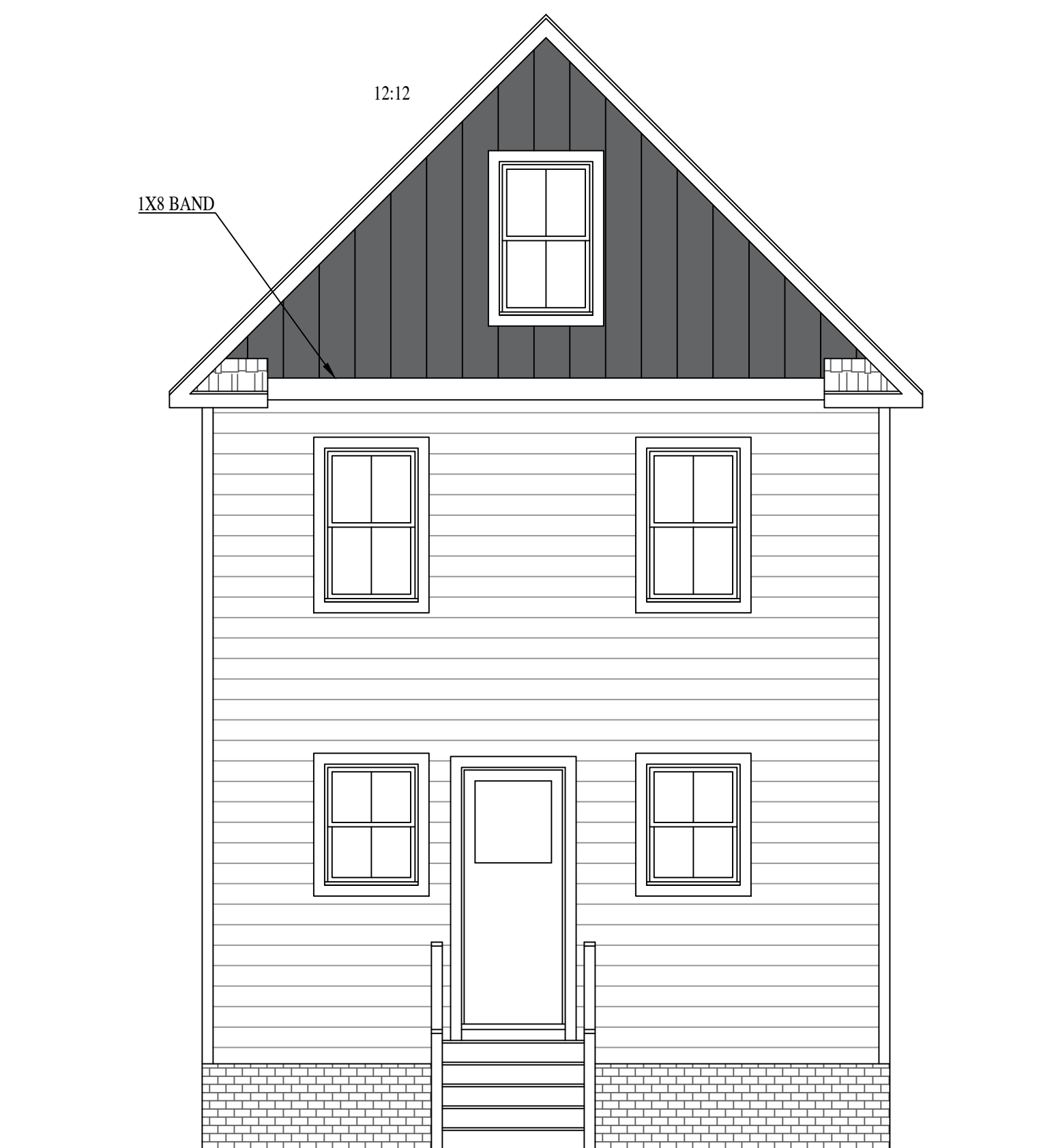




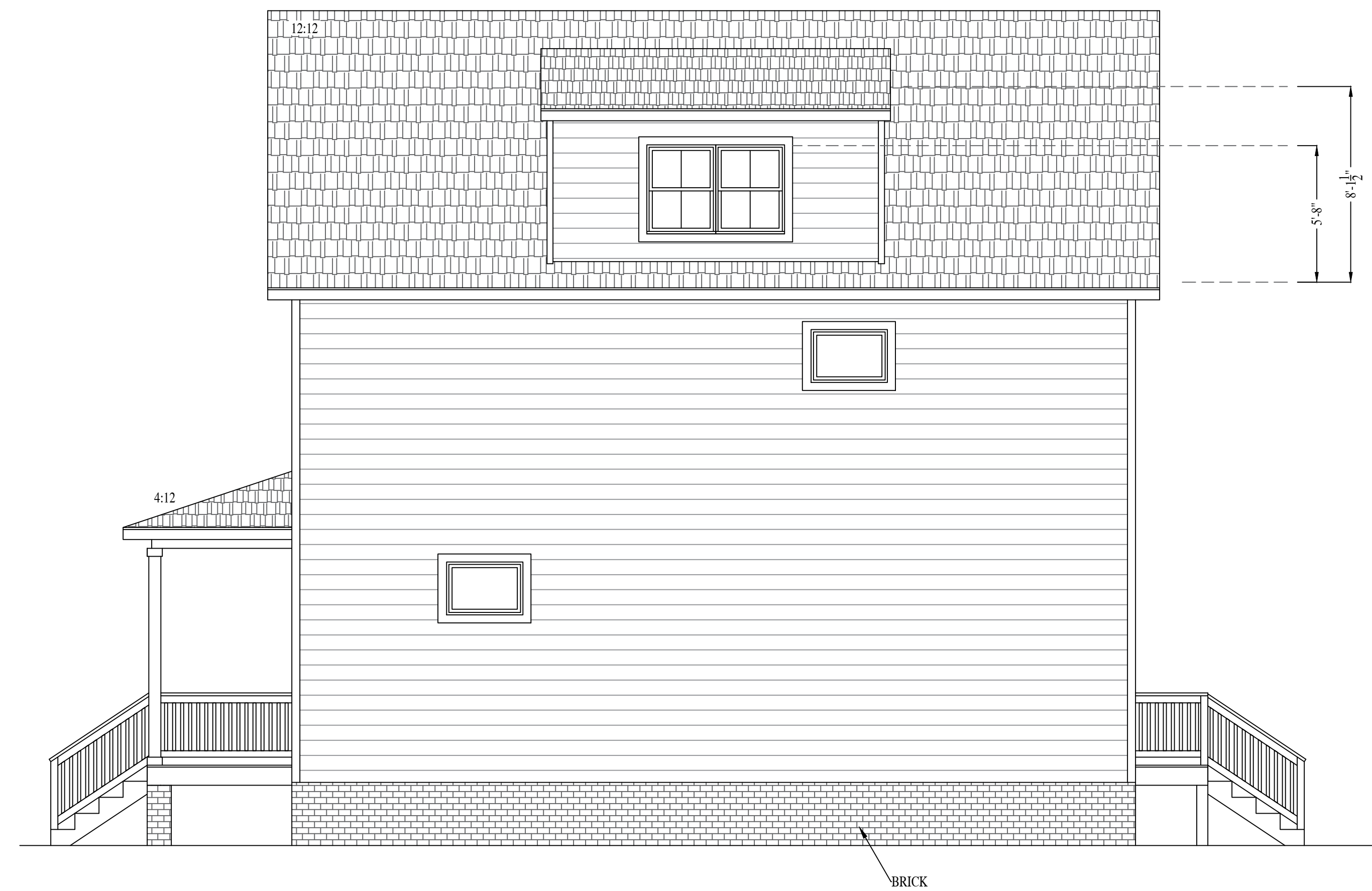
**LEFT ELEVATION**



**FRONT ELEVATION**



**REAR ELEVATION**



**RIGHT ELEVATION**

COPYRIGHT - RIVER MILL DEVELOPMENT, LLC  
DO NOT COPY OR REPLICATE IN ANY WAY.

1722.5 N 20TH ST.

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

**REVISION NOTES**

DATE	START

SCALE:  
1/4" = 1'-0"

DATE:  
1-26-2026

SHEET:  
A2.1

