



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

April 10, 2023

Canvas Development LLC  
PO Box 7075  
Richmond, VA 23221

Baker Development Resources  
530 East Main Street, Suite 730  
Richmond, VA 23219  
Attn: Mark Baker

To Whom It May Concern:

**RE: BZA 10-2023**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, May 3, 2023 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 two new single-family (detached) dwellings at 3323 ROSEWOOD AVENUE (Tax Parcel Number W000-1505/005), located in an R-5 (Single-Family Residential) District. This meeting will be open to in-person participation. To maximize compliance with public health guidance aimed at preventing the spread of COVID-19, 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 **985 292 831#**. 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 2023 drop-down, click meeting details for May 3, 2023 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 10-2023  
Page 2  
April 10, 2023

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.

3315 Rosewood Llc  
2305 W Main St Apt A  
Richmond, VA 23220

3316 Rosewood Llc  
2305 W Main St Apt A  
Richmond, VA 23220

3318 Maplewood Llc  
205 Berkshire Rd  
Richmond, VA 23221

Arroyo Gabriela Torres  
3321 Rosewood Ave  
Richmond, VA 23221

Bailey David M  
3322 Rosewood Ave  
Richmond, VA 23221

Bellona Arsenal Farm Associates Llc  
3816 W Old Gun Rd  
Midlothian, VA 23113

Cope Zeb R And Sydney N H  
3314 Maplewood Avenue  
Richmond, VA 23221

Goodwin Barbara G  
5016 E Seminary Ave  
Richmond, VA 23227

Hawkins Josephine G & James E  
3316 Maplewood Ave  
Richmond, VA 23221

Hood Jonathan H Jr  
3322 Maplewood Ave  
Richmond, VA 23221

Hudson Joyce A Life Estate  
3324 Maplewood Ave  
Richmond, VA 23221

Johnston Kyle H  
Po Box 4917  
Richmond, VA 23220

Kingkittisack Souprasith And Thanita  
Trustee  
4513 Mercil Terrace  
Glen Allen, VA 23060

Lamb Frank E  
3401 Rosewood Ave  
Richmond, VA 23221

Lee William N Ii And Emily  
3326 Maplewood Ave  
Richmond, VA 23221

Marunde Michael D And Elizabeth  
3341 Rosewood Ave  
Richmond, VA 23221

Miller Joseph L & Gwendolyn A  
3334 Rosewood Ave  
Richmond, VA 23221

Salcedo Autberto Iii  
3311 Rosewood Avenue  
Richmond, VA 23221

Scambos Cynthia  
3324 Rosewood Ave  
Richmond, VA 23221

Selby Daniel Lee Jr And Nicole M  
Knickerbocker  
3332 Rosewood Ave  
Richmond, VA 23226

Sherrill Michael Anthony And Christina  
Frances Baughan  
3328 Rosewood Ave  
Richmond, VA 23221

Stratton Elizabeth P  
3318 Rosewood Ave  
Richmond, VA 23221

**Property:** 3323 Rosewood Ave **Parcel ID:** W0001505005**Parcel**

**Street Address:** 3323 Rosewood Ave Richmond, VA 23221-  
**Owner:** CANVAS DEVELOPMENT LLC  
**Mailing Address:** PO BOX 7075, RICHMOND, VA 23221  
**Subdivision Name :** SYDNORS POINT  
**Parent Parcel ID:**  
**Assessment Area:** 228 - City Stadium Area  
**Property Class:** 110 - R One Story  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2023  
**Land Value:** \$135,000  
**Improvement Value:** \$79,000  
**Total Value:** \$214,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 5600  
**Acreage:** 0.129  
**Property Description 1:** SYDNORS POINT ADD L14-15 B5  
**Property Description 2:** 0050.00X0112.00 0000.000  
**State Plane Coords( ?):** X= 11776658.500020 Y= 3725893.250069  
**Latitude:** 37.55145273 , **Longitude:** -77.48666726

**Description**

**Land Type:** Residential Lot A  
**Topology:** Level  
**Front Size:** 50  
**Rear Size:** 112  
**Parcel Square Feet:** 5600  
**Acreage:** 0.129  
**Property Description 1:** SYDNORS POINT ADD L14-15 B5  
**Property Description 2:** 0050.00X0112.00 0000.000  
**Subdivision Name :** SYDNORS POINT  
**State Plane Coords( ?):** X= 11776658.500020 Y= 3725893.250069  
**Latitude:** 37.55145273 , **Longitude:** -77.48666726

**Other**

**Street improvement:** Paved  
**Sidewalk:** Yes

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2023	\$135,000	\$79,000	\$214,000	Reassessment
2022	\$115,000	\$72,000	\$187,000	Reassessment
2021	\$115,000	\$63,000	\$178,000	Reassessment
2020	\$70,000	\$93,000	\$163,000	Reassessment
2019	\$65,000	\$82,000	\$147,000	Reassessment
2018	\$50,000	\$71,000	\$121,000	Reassessment
2017	\$50,000	\$68,000	\$118,000	Reassessment
2016	\$40,000	\$72,000	\$112,000	Reassessment
2015	\$40,000	\$72,000	\$112,000	Reassessment
2014	\$40,000	\$72,000	\$112,000	Reassessment
2013	\$40,000	\$72,000	\$112,000	Reassessment
2012	\$40,000	\$80,000	\$120,000	Reassessment
2011	\$40,000	\$82,000	\$122,000	CarryOver
2010	\$40,000	\$82,000	\$122,000	Reassessment
2009	\$40,000	\$82,000	\$122,000	Reassessment
2008	\$40,000	\$82,000	\$122,000	Reassessment
2007	\$40,000	\$71,300	\$111,300	Reassessment
2006	\$38,400	\$62,000	\$100,400	Reassessment
2005	\$22,700	\$62,000	\$84,700	Reassessment
2004	\$19,200	\$52,100	\$71,300	Reassessment
2003	\$19,200	\$52,100	\$71,300	Reassessment
2002	\$16,700	\$45,300	\$62,000	Reassessment
2001	\$15,300	\$41,600	\$56,900	Reassessment
2000	\$11,000	\$29,900	\$40,900	Reassessment
1998	\$11,000	\$28,500	\$39,500	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
06/15/2022	\$223,500	BYRD GLORIA PATTERSON ETALS	ID2022-14169	1 - VALID SALE-Valid, Use in Ratio Analysis
01/27/2017	\$0	WALL BERTHA J	IW2017-57	2 - INVALID SALE-Relation Between Buyer/Seller
04/23/1985	\$0	WALL ERNEST & BERTHA J		2 - INVALID SALE-Relation Between Buyer/Seller
09/03/1975	\$18,000	Not Available	00698-D0534	

**Planning**

**Master Plan Future Land Use:** R  
**Zoning District:** R-5 - Residential (Single Family)  
**Planning District:** Near West  
**Traffic Zone:** 1129  
**City Neighborhood Code:** STAD  
**City Neighborhood Name:** Stadium  
**Civic Code:** 1090  
**Civic Association Name:** Stadium Civic Association  
**Subdivision Name:** SYDNORS POINT  
**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	2013	0416002	041600
1990	210	0416002	041600

**Schools**

**Elementary School:** Cary  
**Middle School:** Hill  
**High School:** Jefferson

**Public Safety**

**Police Precinct:** 3  
**Police Sector:** 311  
**Fire District:** 18  
**Dispatch Zone:** 049A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 5  
**Voter Precinct:** 501  
**State House District:** 78  
**State Senate District:** 14  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1954  
**Stories:** 1  
**Units:** 0  
**Number Of Rooms:** 6  
**Number Of Bed Rooms:** 2  
**Number Of Full Baths:** 1  
**Number Of Half Baths:** 0  
**Condition:** normal for age  
**Foundation Type:** Full Crawl  
**1st Predominant Exterior:** Asbestos siding  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Gable  
**Roof Material:** Asphalt shingles  
**Interior Wall:** Plaster  
**Floor Finish:** Hardwood-std oak  
**Heating Type:** Baseboard  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and  
Yard Items) :**

**Extension 1 Dimensions**

**Finished Living Area:** 720 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:** 50 Sqft  
**Deck:** 0 Sqft

**Property Images**

Name:W0001505005 Desc:R01

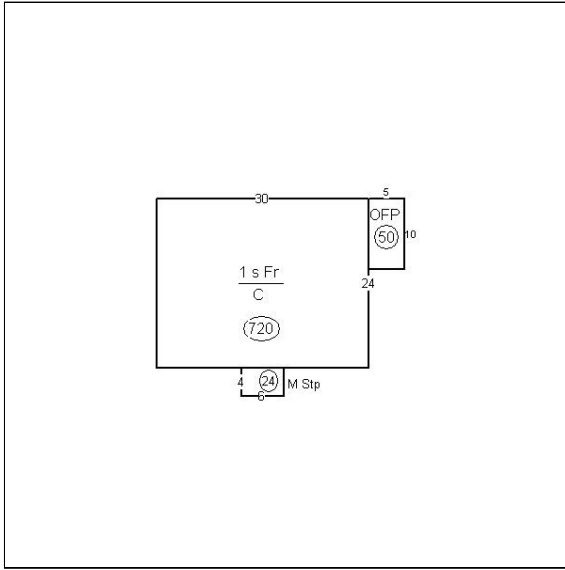


[Click here for Larger Image](#)



Sketch Images

Name:W0001505005 Desc:R01



**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 Canvas Development LLC PHONE: (Home) ( ) (Mobile) ( )  
OWNER: PO Box 7075 FAX: ( ) (Work) ( )  
(Name/Address) Richmond, VA 23221 E-mail Address: \_\_\_\_\_

**OWNER'S REPRESENTATIVE:**

(Name/Address) Baker Development Resources PHONE: (Home) ( ) (Mobile) (804) 874-6275  
Mark Baker FAX: ( ) (Work) ( )  
530 East Main Street, Suite 730 E-mail Address: markbaker@bakerdevelopmentresources.com  
Richmond, VA 23219

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

PROPERTY ADDRESS(ES): 3323 Rosewood Avenue

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

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

APPLICATION REQUIRED FOR: A lot division and building permit to construct two (2) new single-family detached dwellings.

TAX PARCEL NUMBER(S): W000-1505/005 ZONING DISTRICT: R-5 SINGLE-FAMILY RESIDENTIAL DISTRICT

**REQUEST DISAPPROVED FOR THE REASON THAT:** The lot area and lot width requirements are not met. A lot area of six thousand square feet (6,000 SF) is required and a lot width of fifty feet (50') is required. Two (2) lots with lot areas of two thousand eight hundred square feet (2,800 SF) and lot widths of twenty-five feet (25') are proposed.

DATE REQUEST DISAPPROVED: March 9, 2023 FEE WAIVER: YES  NO:

DATE FILED: March 9, 2023 TIME FILED: 9:28 a.m. PREPARED BY: Matthew West RECEIPT NO. BZAR-126372-2023

AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

**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: 3/28/2023

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

CASE NUMBER: BZA 10-2023 HEARING DATE: May 3, 2023 AT 1:00 P.M.

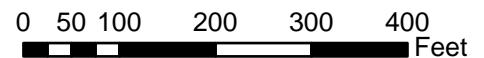
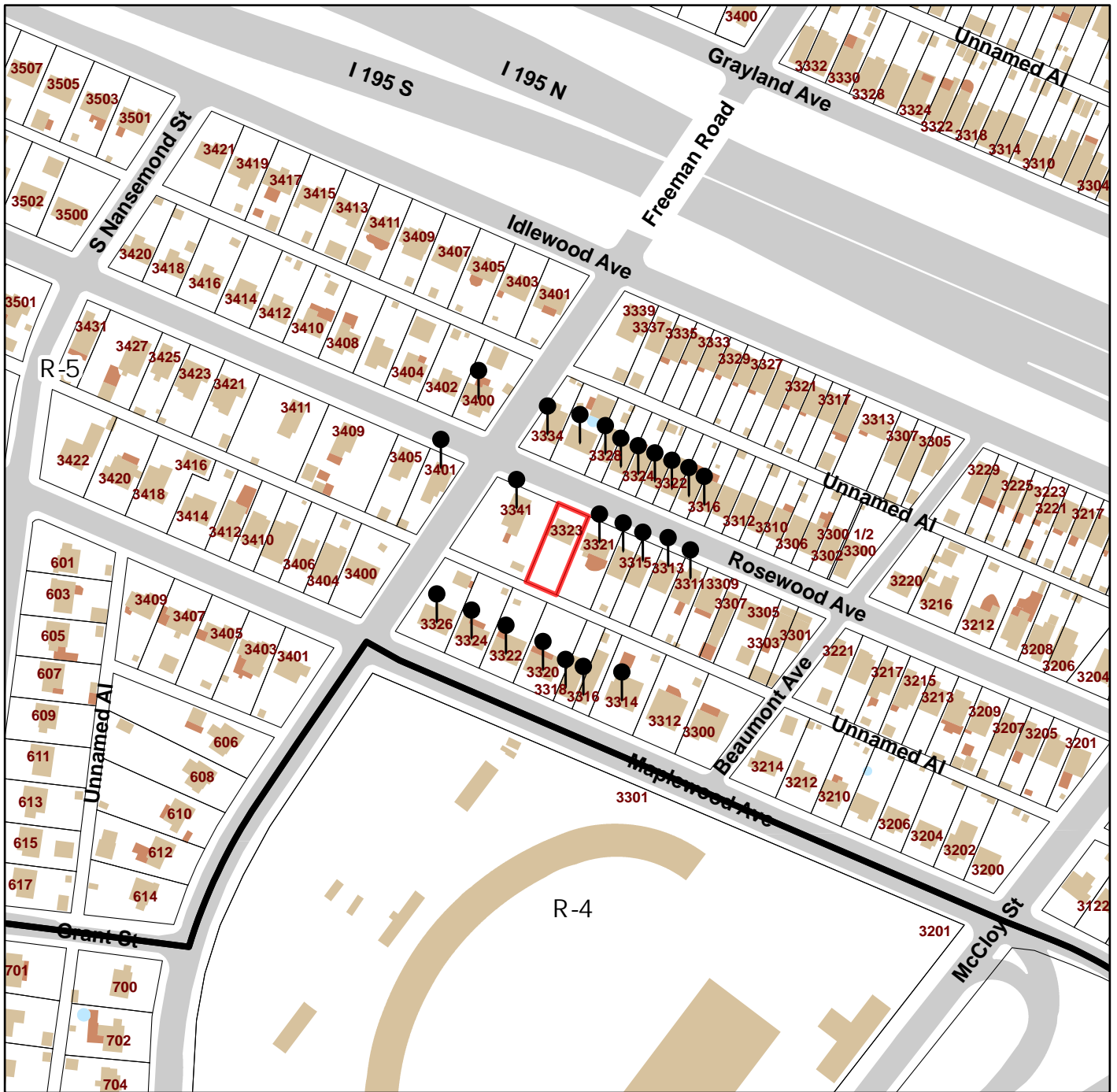
BOARD OF ZONING APPEALS CASE BZA 10-2023  
150' Buffer

APPLICANT(S): Canvas Development LLC

PREMISES: 3323 Rosewood Avenue  
(Tax Parcel Number W000-1505/005)

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

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.

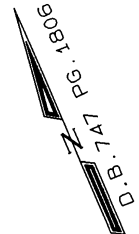
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please 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).**

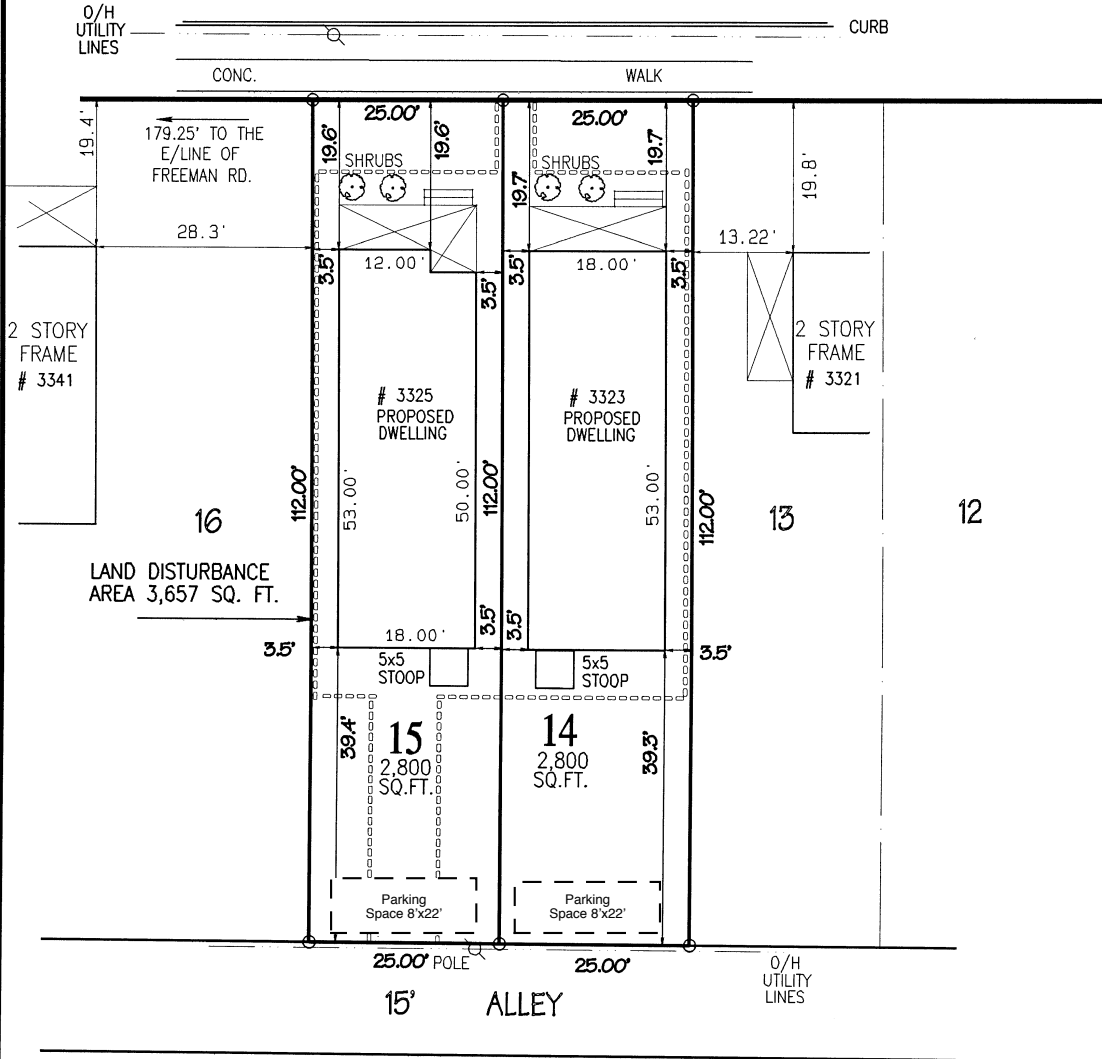
4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing.** The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and 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:** \_\_\_\_\_

NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): CANVAS DEVELOPEMENT, LLC INST.202214169 PARCEL ID W000150005



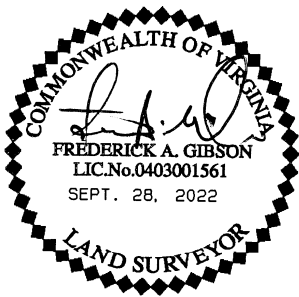
VARIABLE WIDTH R/W  
**ROSEWOOD AVENUE**



**PLAT SHOWING PROPOSED IMPROVEMENTS ON LOTS 14 & 15, BLOCK 5, PLAN OF "SYDNORS POINT ADDITION", IN THE CITY OF RICHMOND, VA.**

SCALE: 1" = 20'

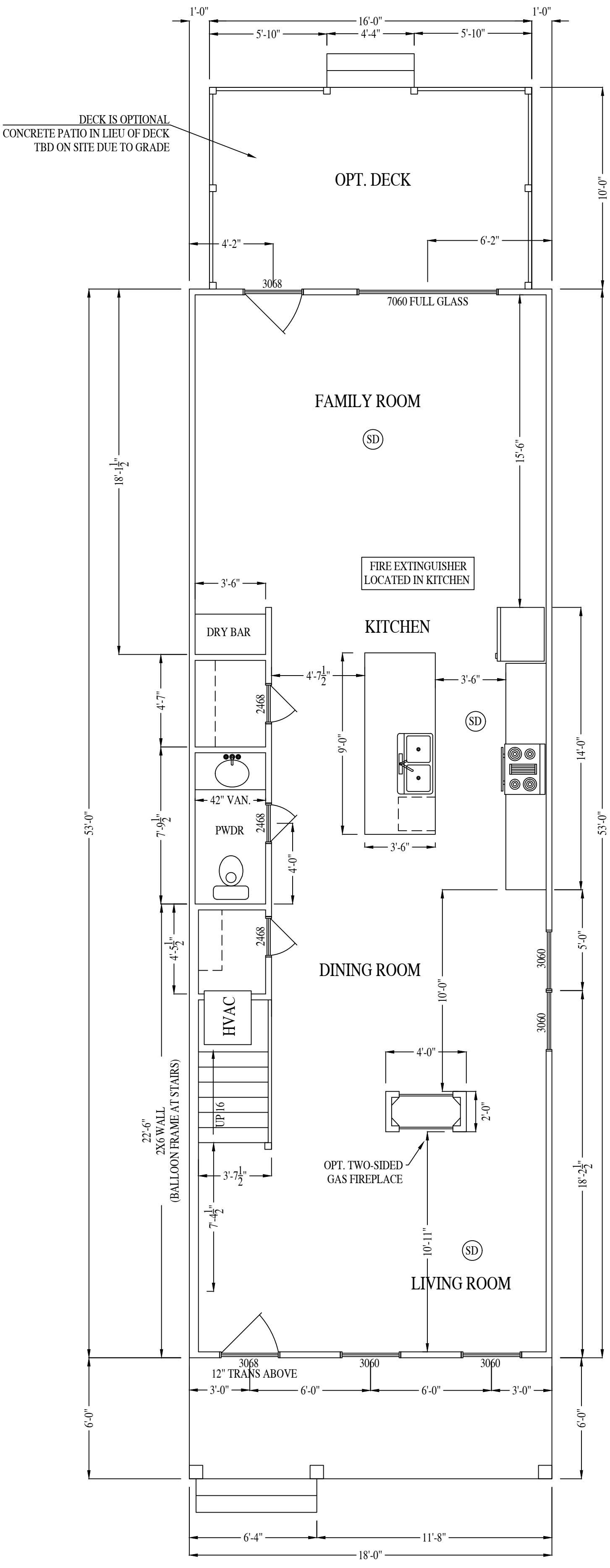
(C.E.) = CONSTRUCTION ENTRANCE



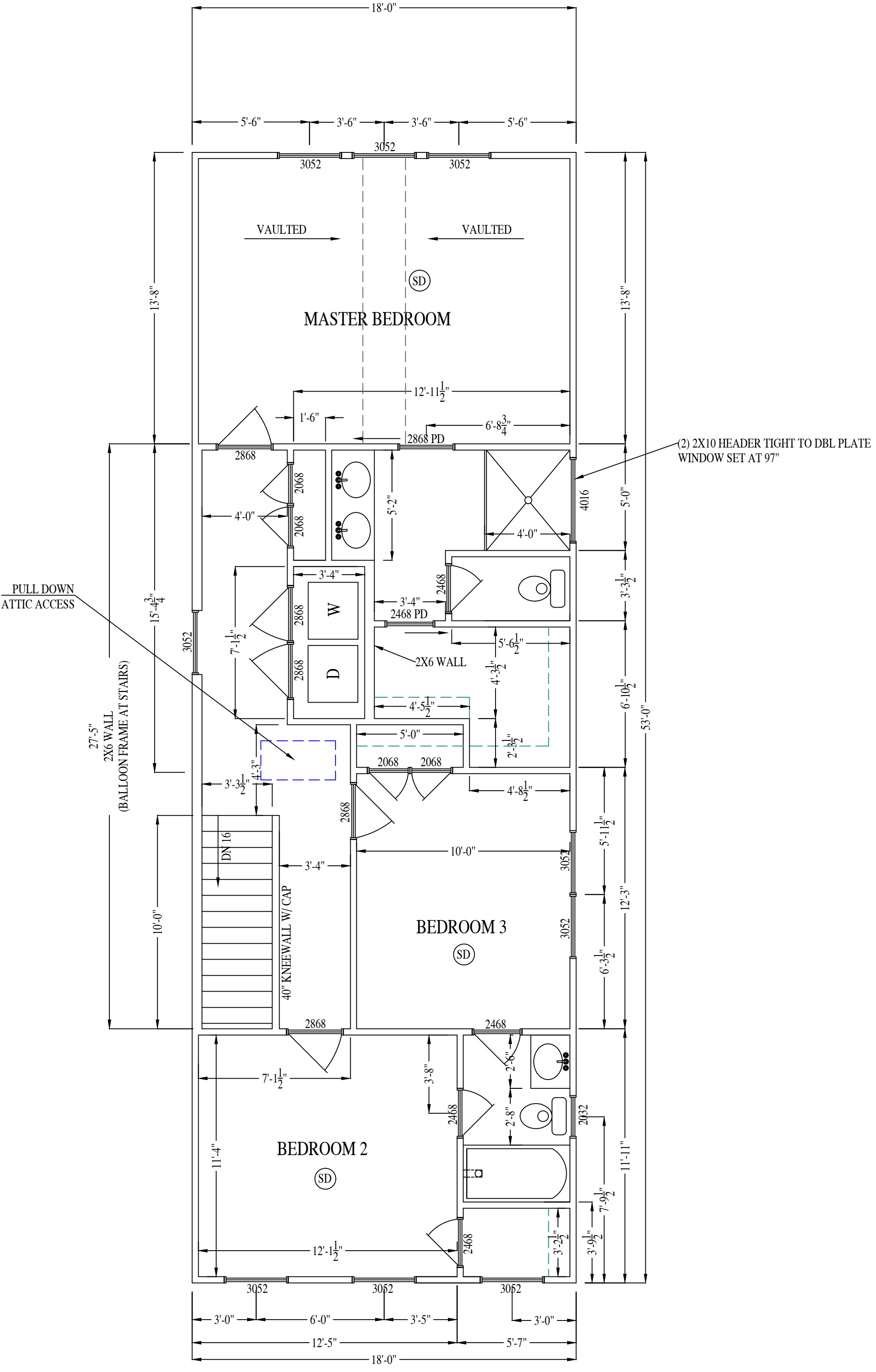
**FREDERICK A. GIBSON & ASSOCIATES, P.C.**  
 LAND SURVEYORS  
 11521-G MIDLOTHIAN TURNPIKE  
 NORTH CHESTERFIELD, VIRGINIA 23235  
 PHONE 804 378-4485 FAX 804 378-4487

PROJECT # 1909-02 LS

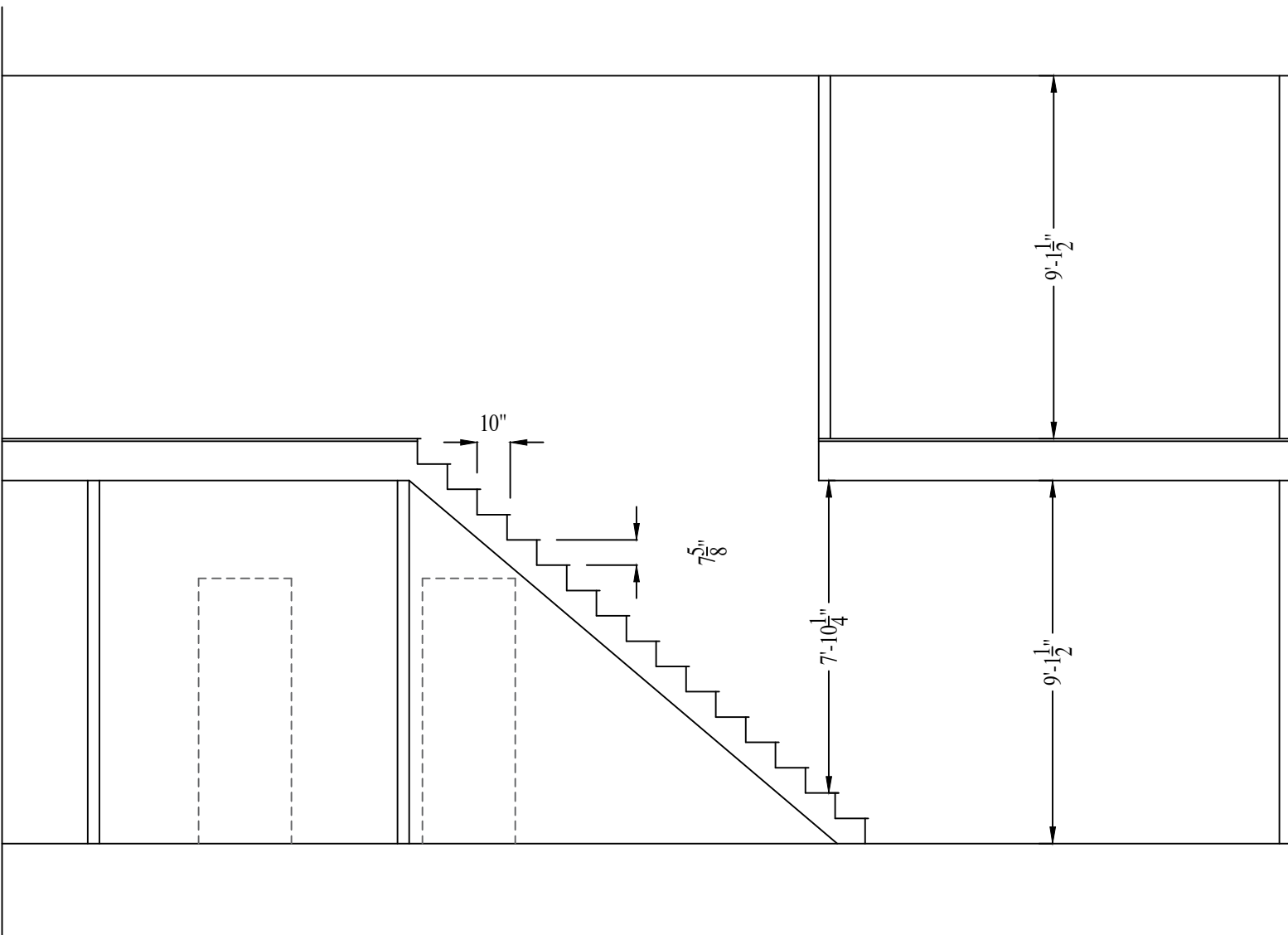
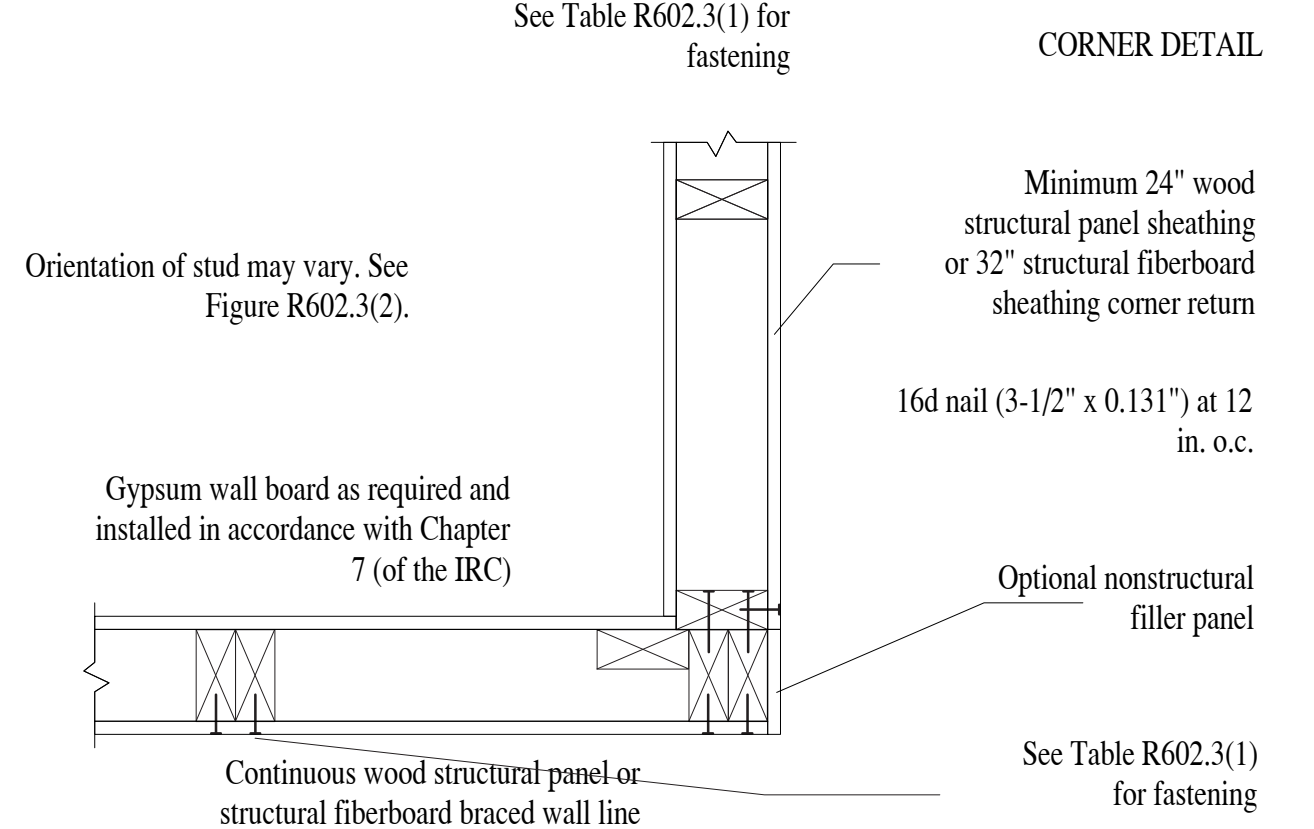
1ST FLOOR HEATED SQ. FOOTAGE: 936 S.F.  
 2ND FLOOR HEATED SQ. FOOTAGE: 921 S.F.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



3323 ROSEWOOD AVE  
**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM  
 PHONE: (434) 774-4535

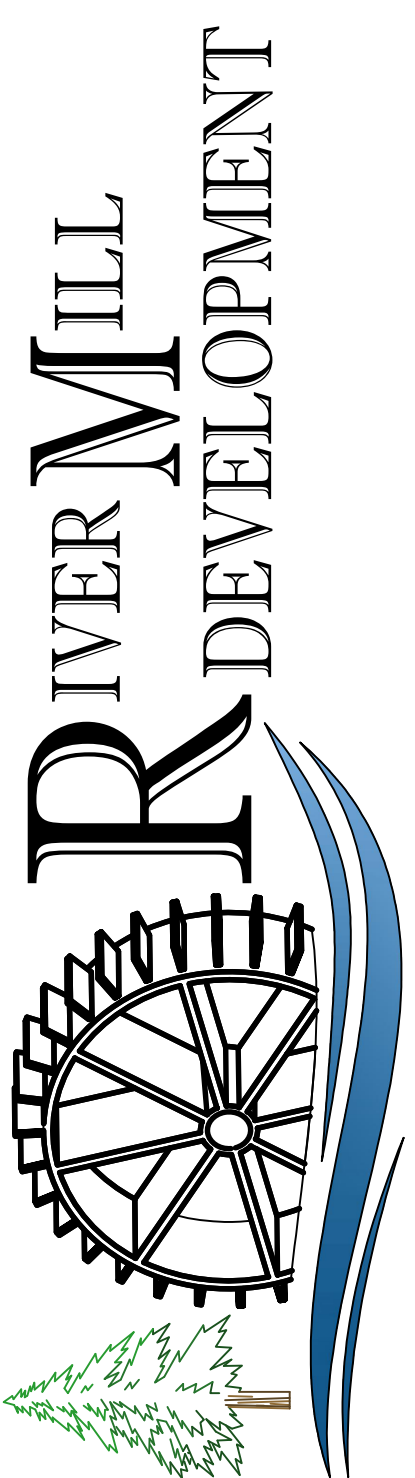
REVISION NOTES

DATE	START

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

DATE:  
 7-14-2022

SHEET:  
 A1.1



3323 ROSEWOOD AVE

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

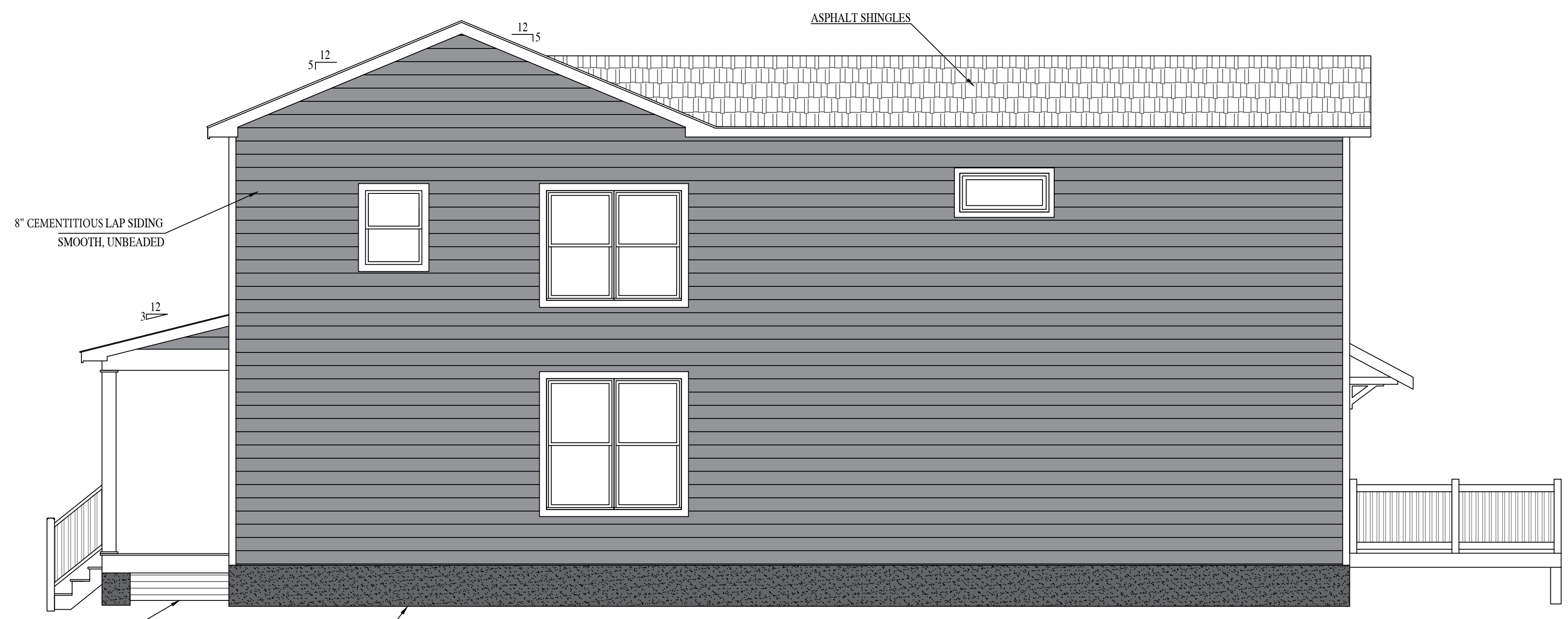
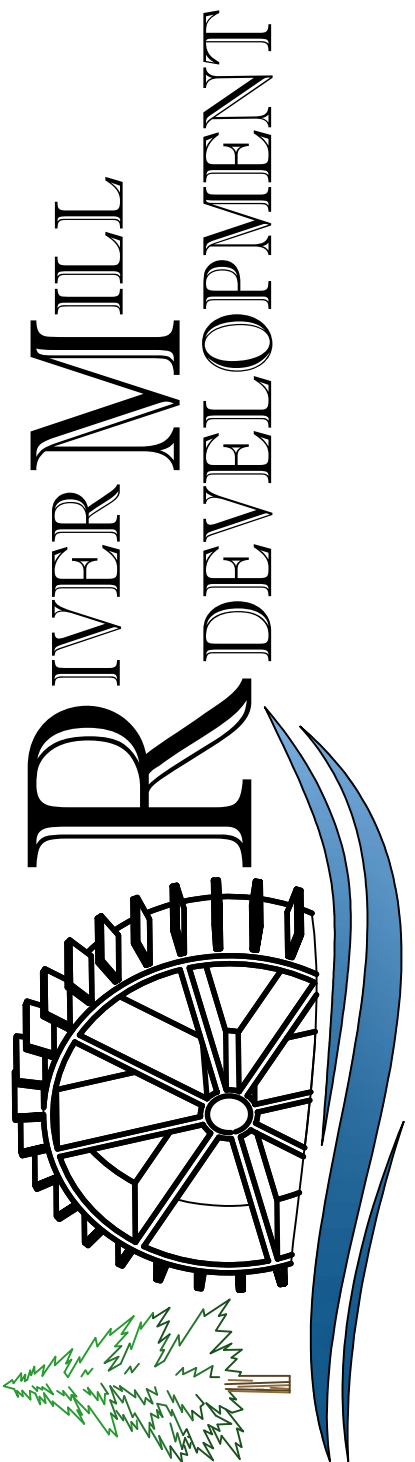
**REVISION NOTES**

DATE	START

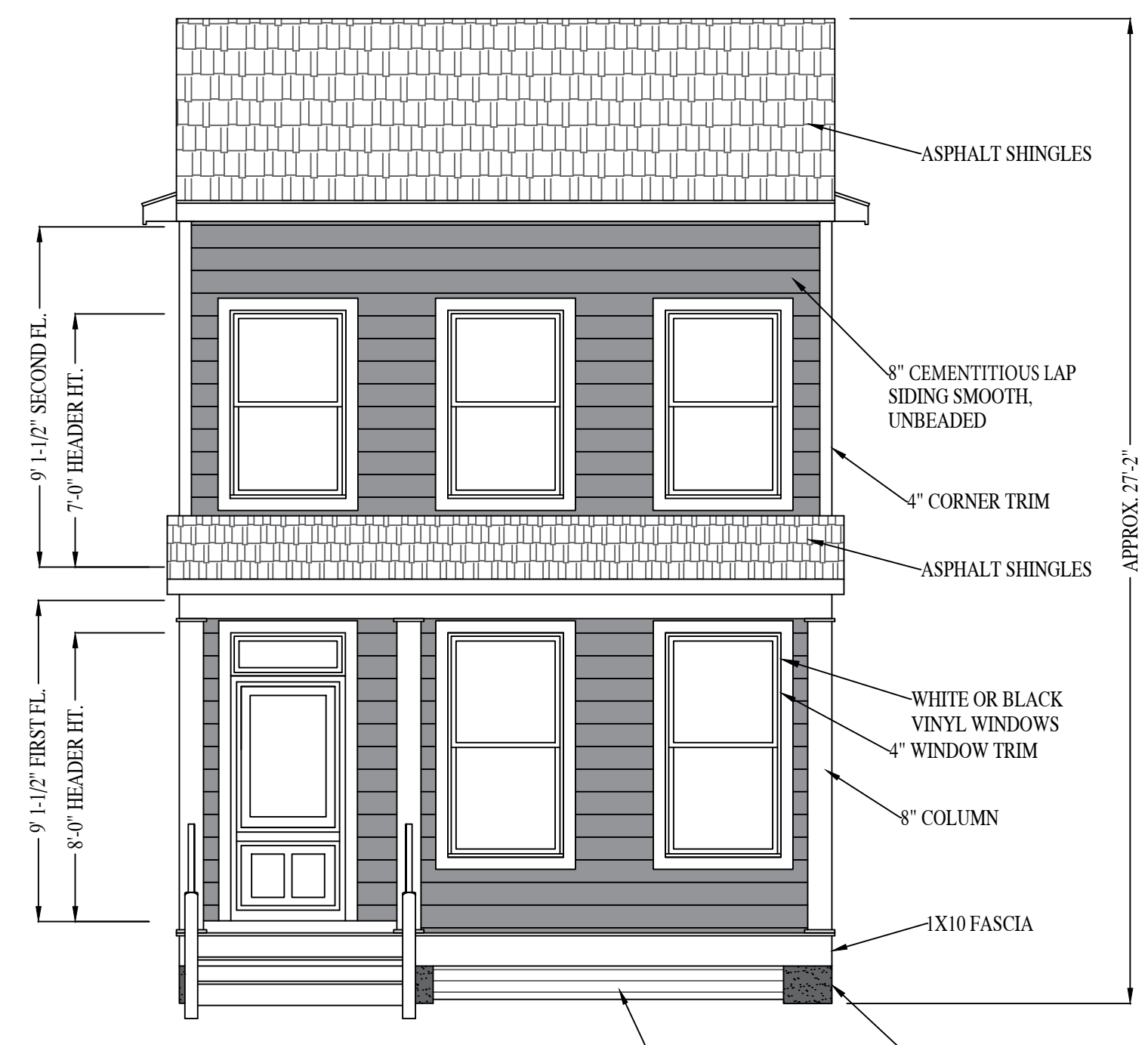
SCALE:  
1/4" = 1'-0"

DATE:  
7-14-2022

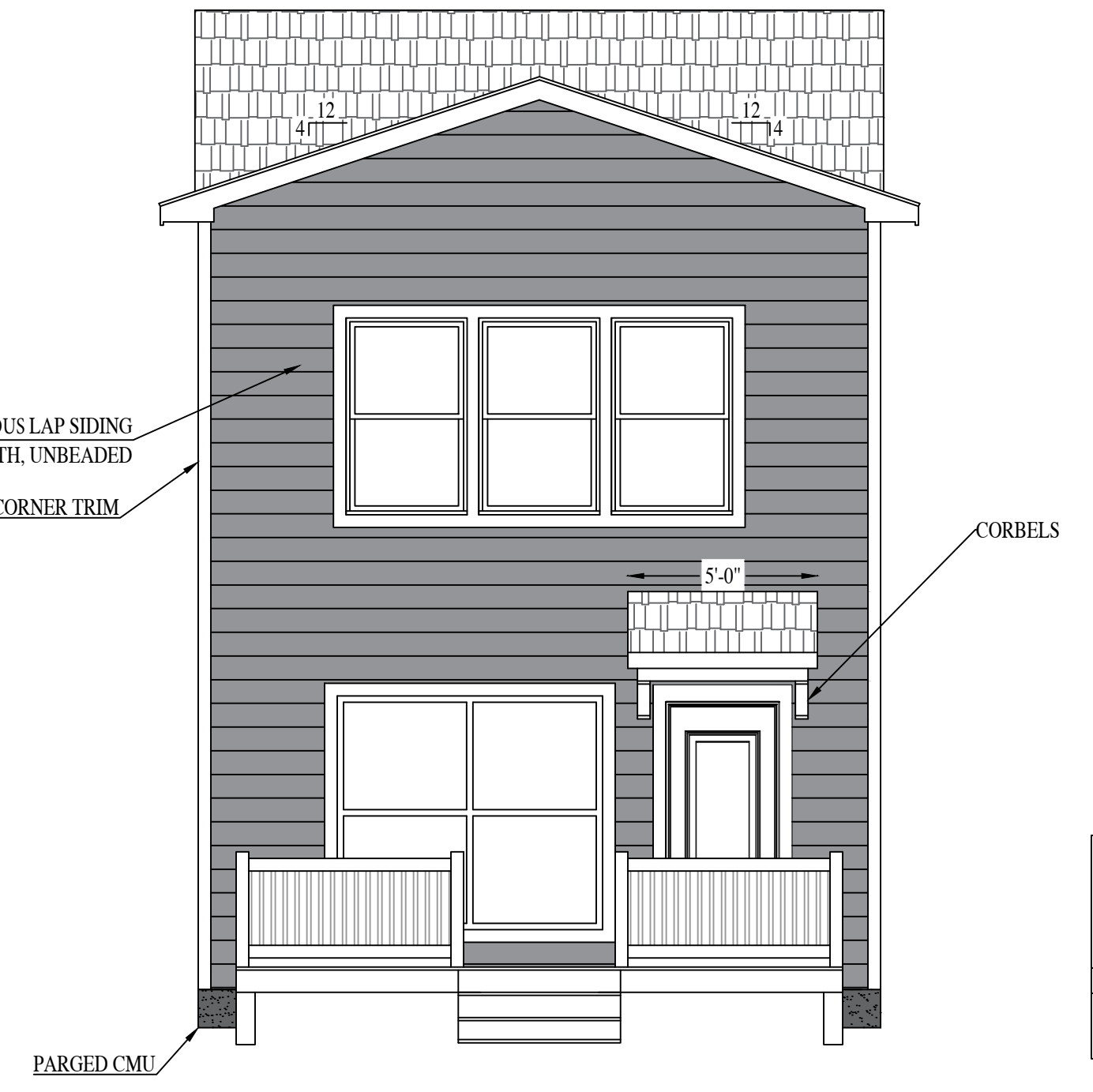
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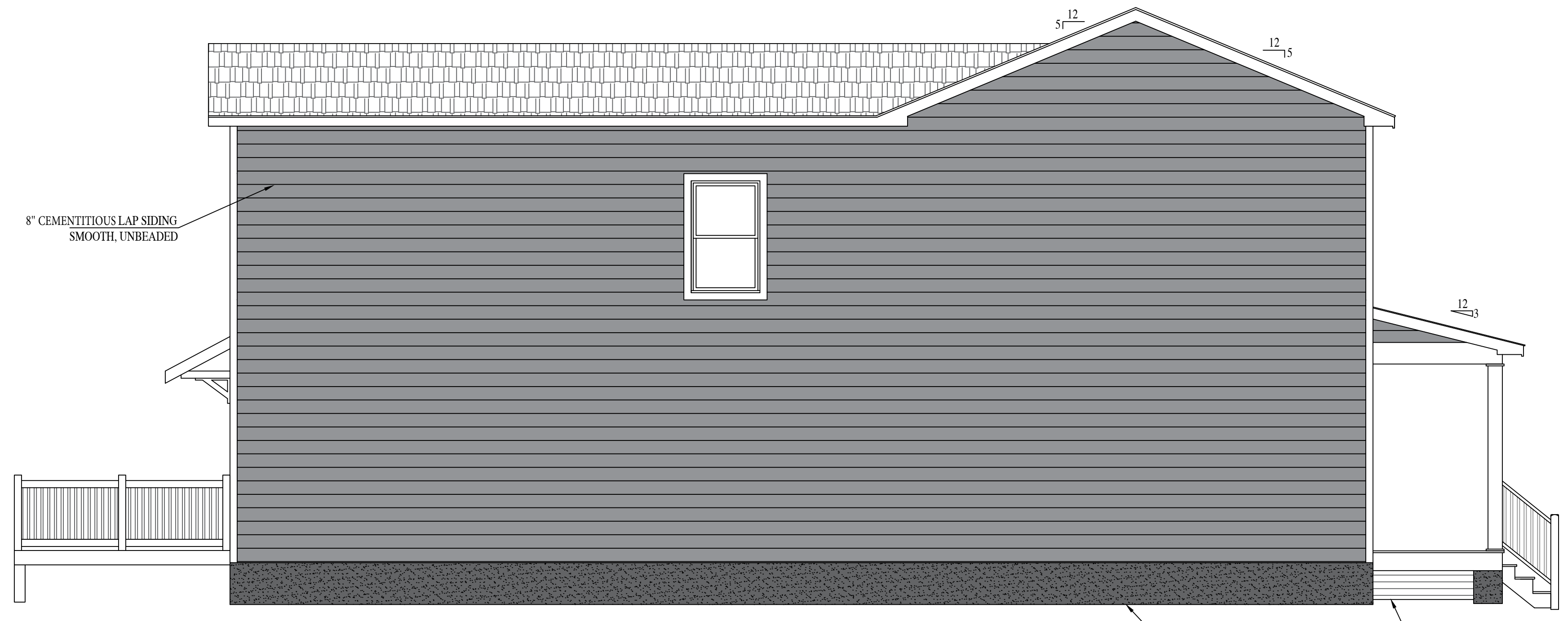
**RIGHT ELEVATION**



**FRONT ELEVATION**

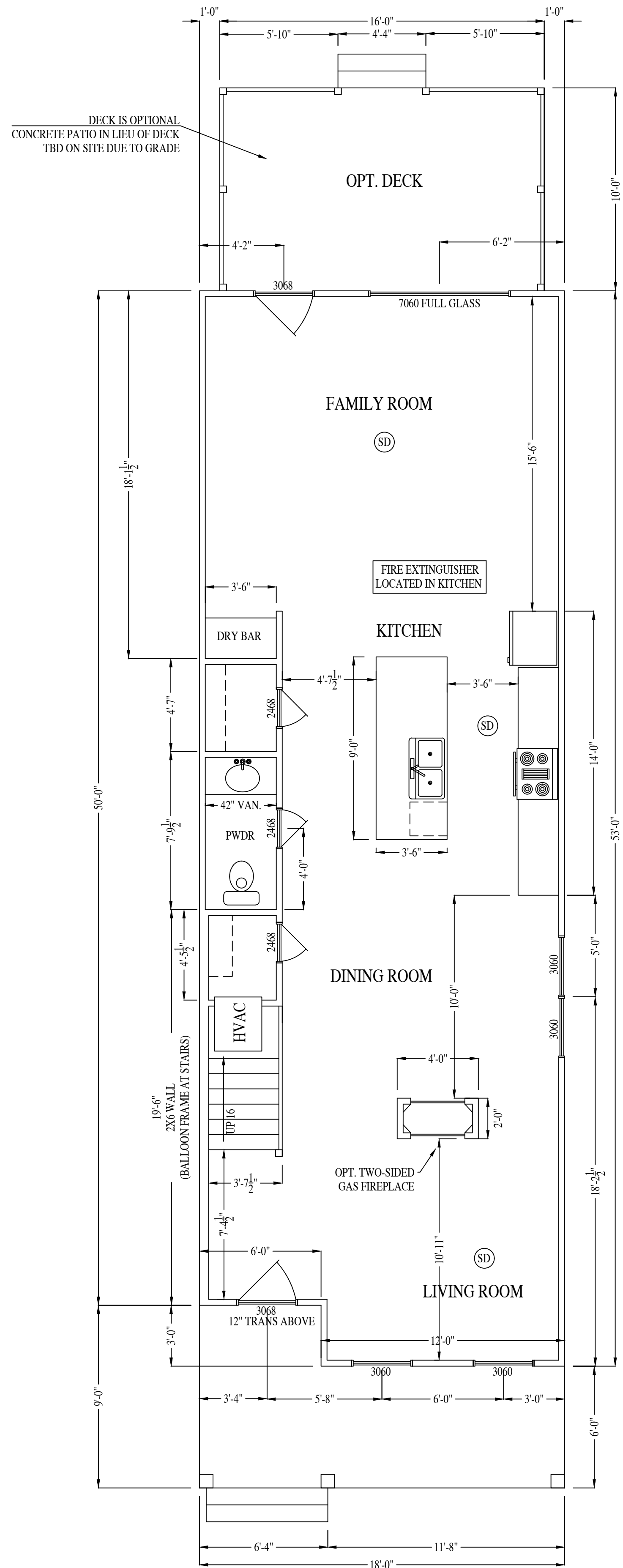


**REAR ELEVATION**

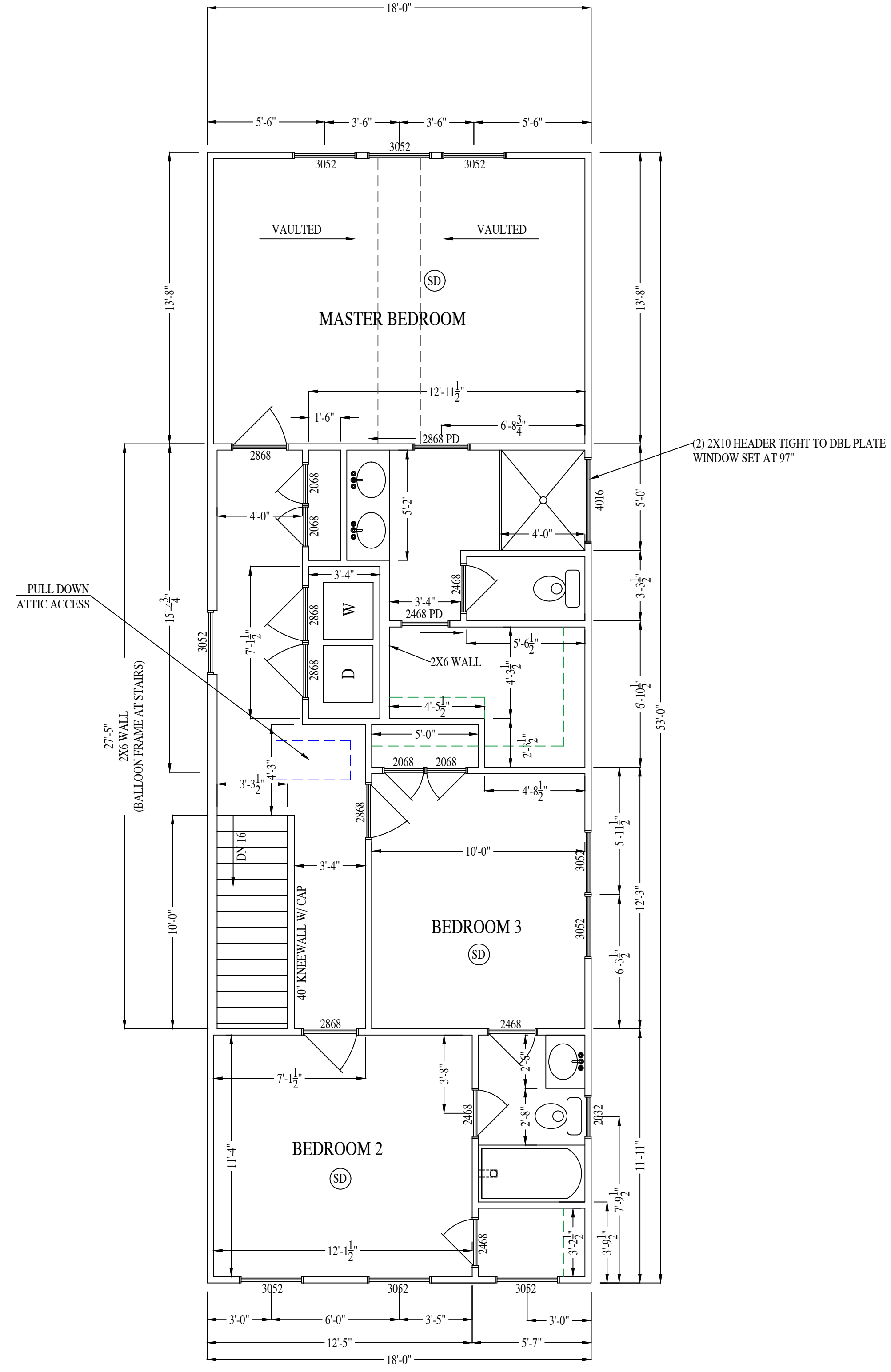


**LEFT ELEVATION**

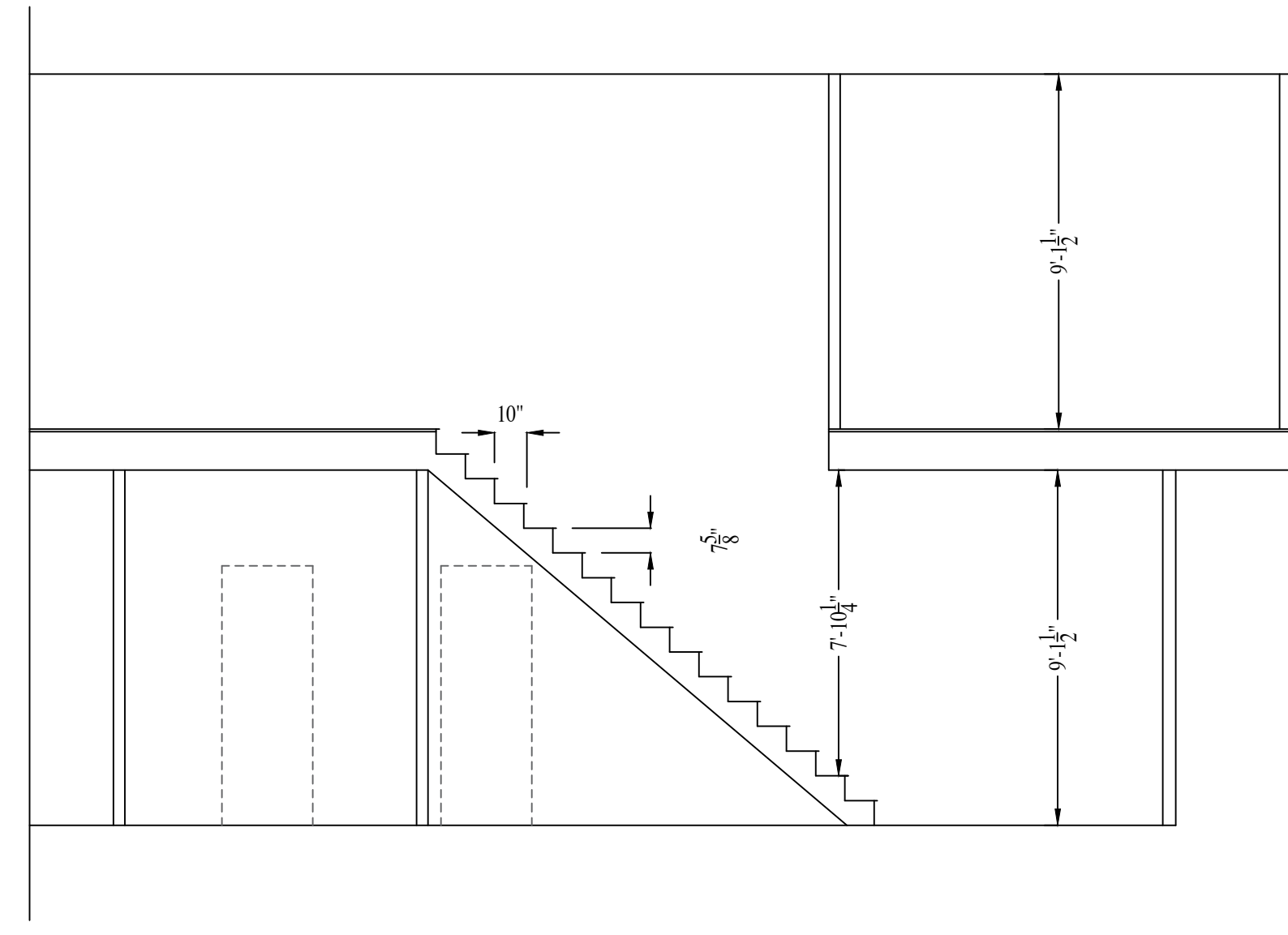
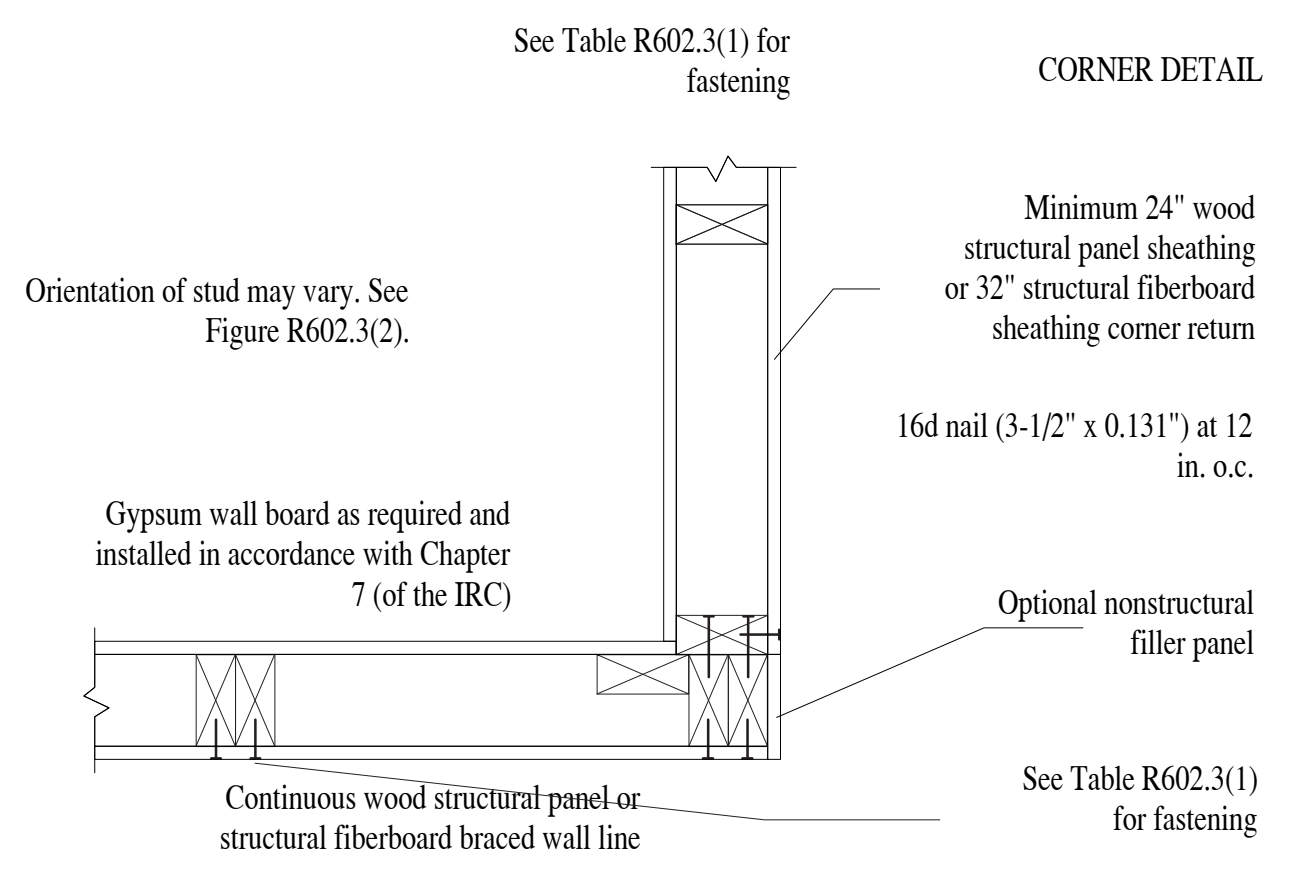
1ST FLOOR HEATED SQ. FOOTAGE: 936 S.F.  
 2ND FLOOR HEATED SQ. FOOTAGE: 921 S.F.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



3325 ROSEWOOD AVE

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

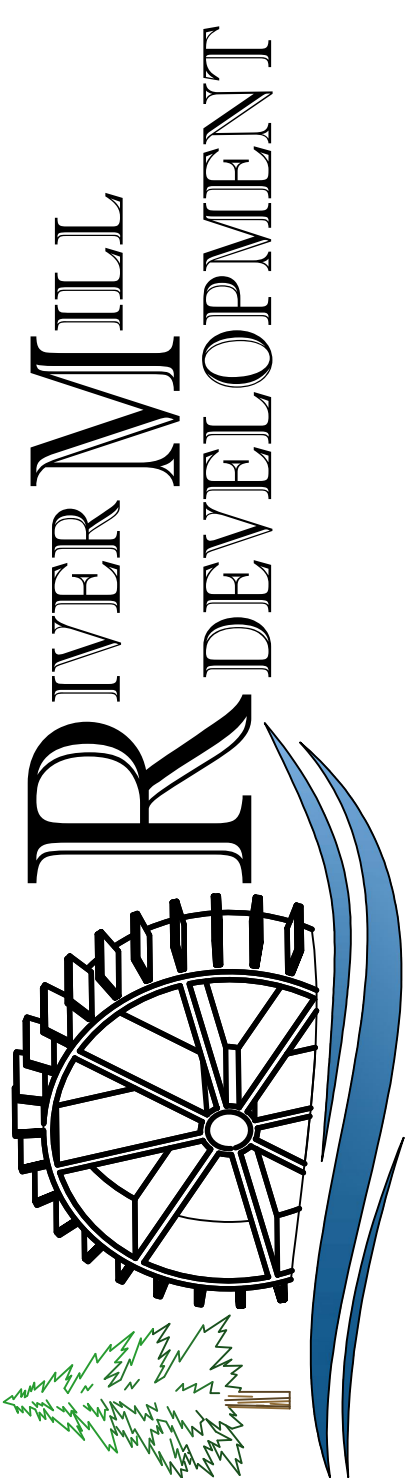
REVISION NOTES

DATE	START

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

DATE:  
 7-14-2022

SHEET:  
 A1.1





3325 ROSEWOOD AVE

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

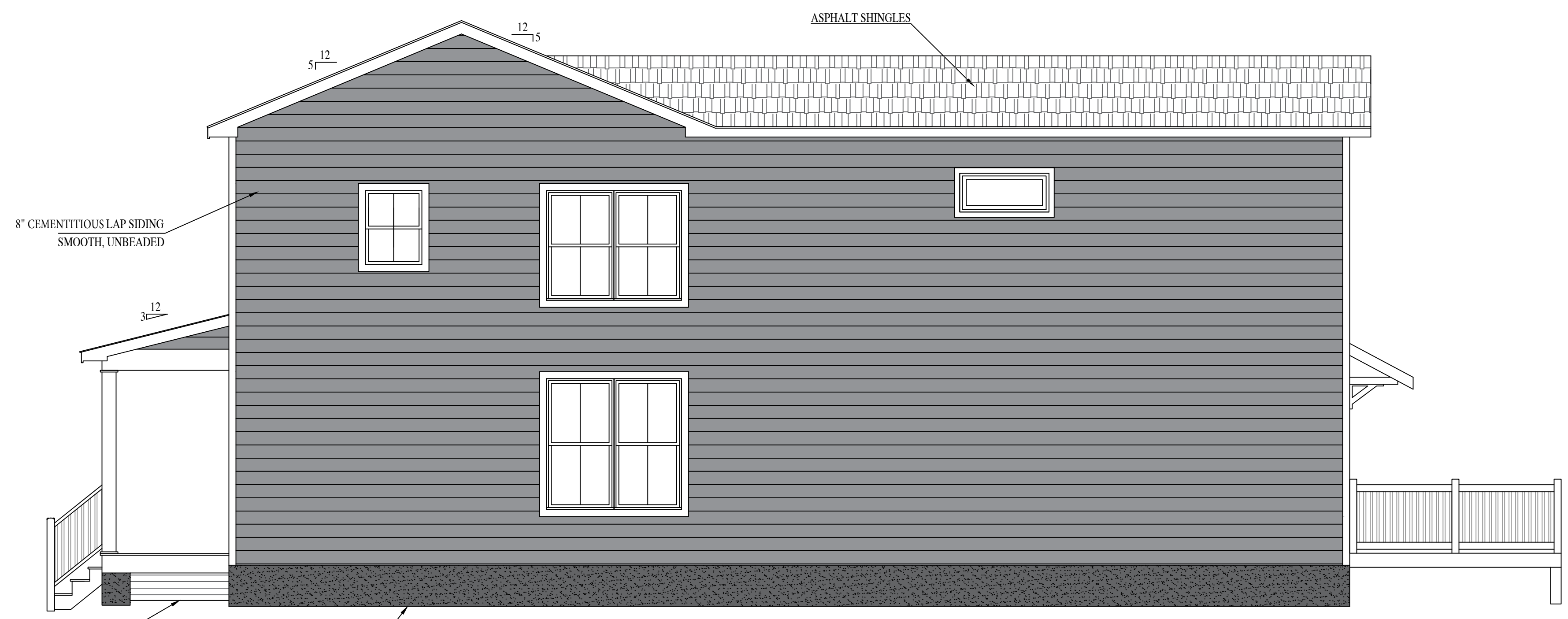
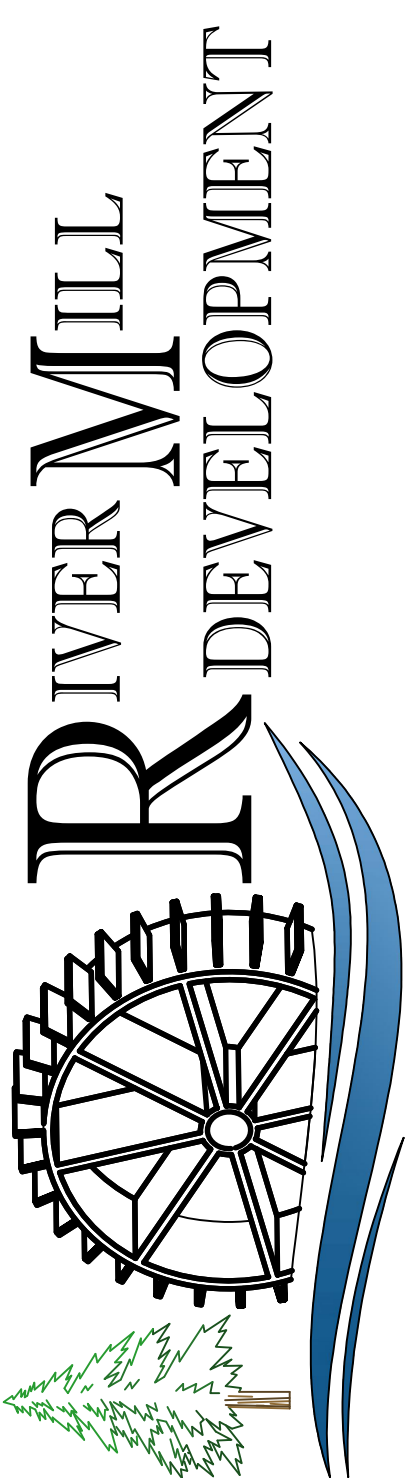
**REVISION NOTES**

DATE	START

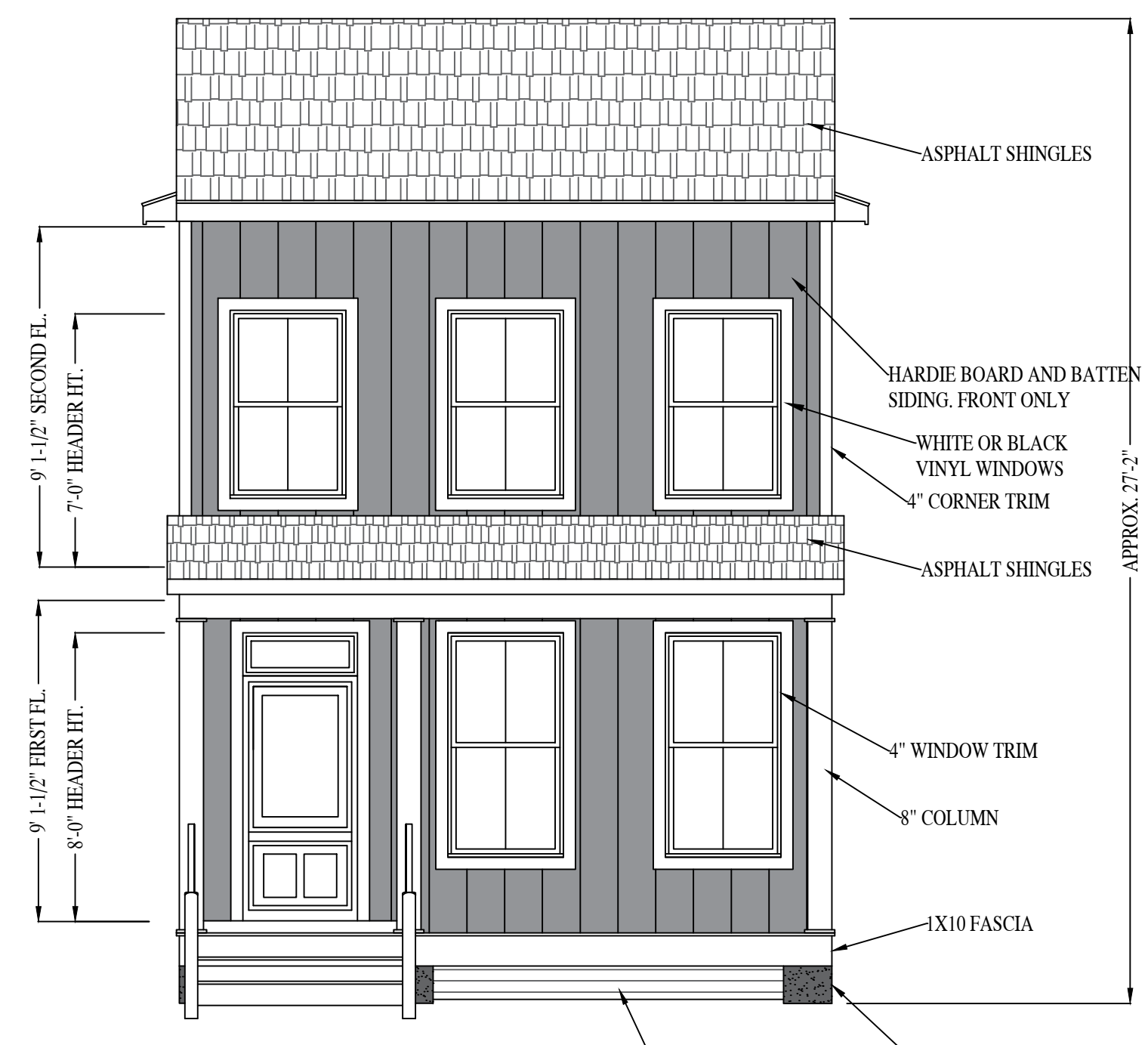
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DATE:  
7-14-2022

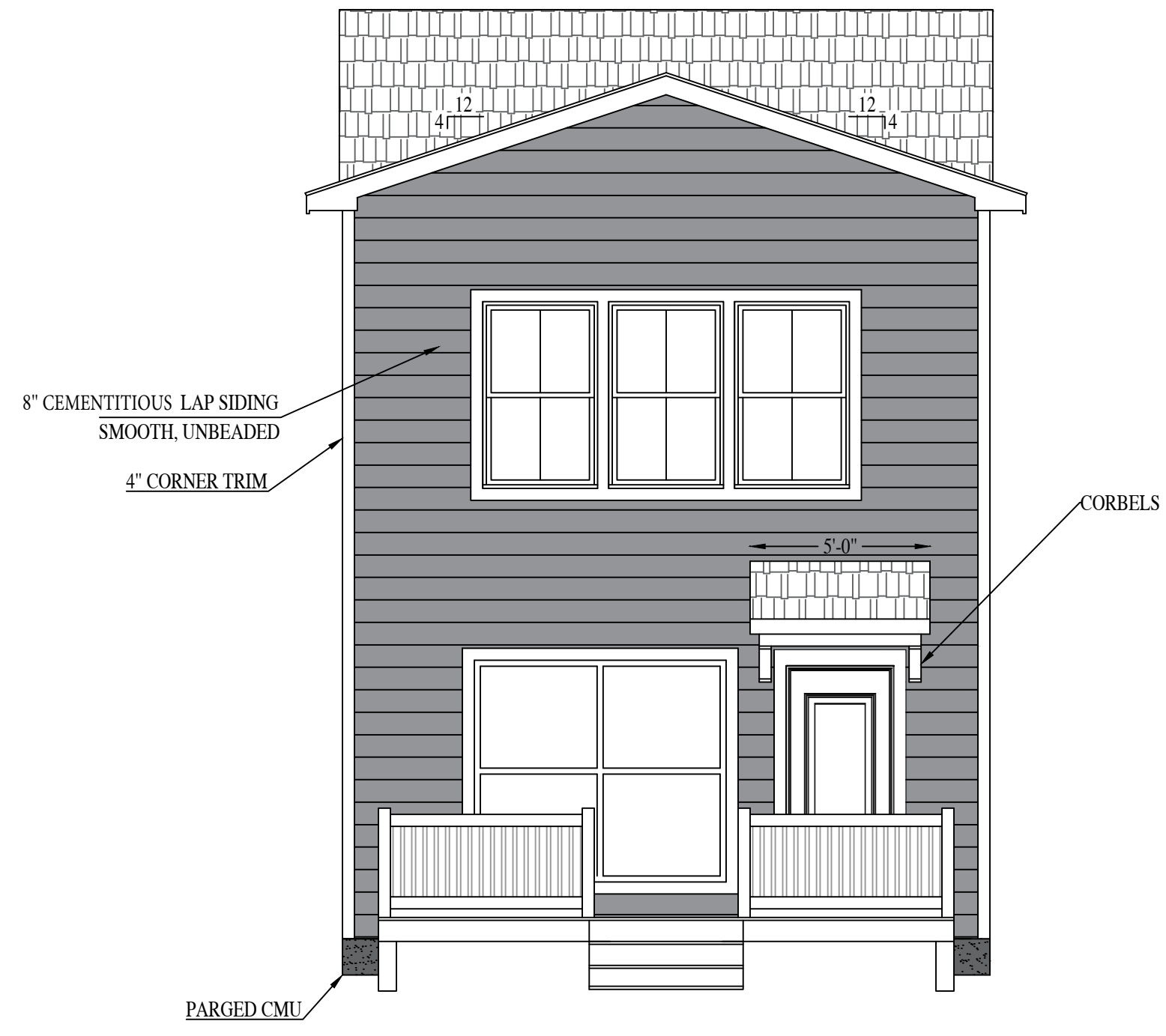
SHEET:  
A2.1



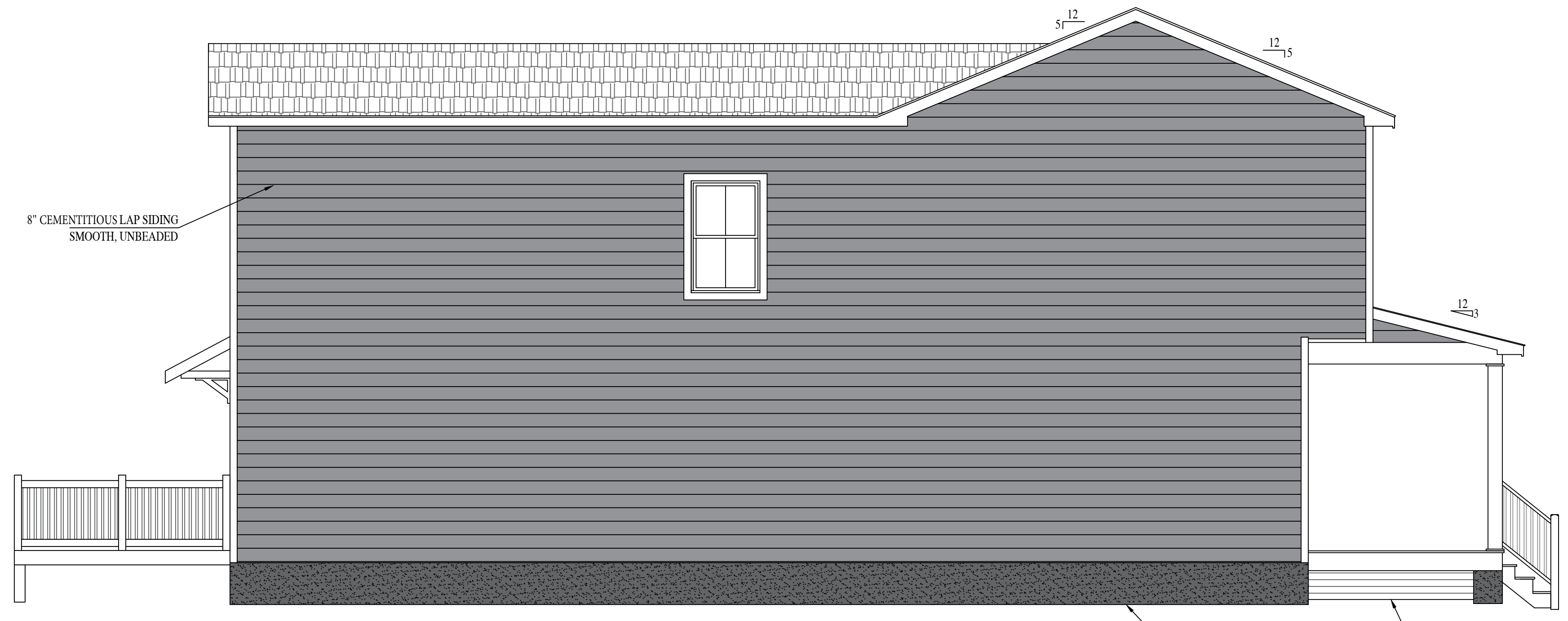
**RIGHT ELEVATION**



**FRONT ELEVATION**



**REAR ELEVATION**



**LEFT ELEVATION**