



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

May 13, 2025

Watchtower Homes and Construction LLC
3912 Seminary Avenue
Richmond, VA 23227

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

To Whom It May Concern:

RE: BZA 22-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, June 4, 2025 at 1:00 PM** in the 5th 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 5404 CAMPBELL AVENUE (Tax Parcel Number E010-0138/022), 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 **757 783 363#**. 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 June 4, 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 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 22-2025
Page 2
May 13, 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

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.

2nd & Clay Llc
8044 Blythe Rd
Mechanicsville, VA 23116

39 Forever Llc
2304 Royall Ave
Richmond, VA 23224

5418 Campbell Llc
14841 Elliot Ridge Way
Glen Allen, VA 23059

Burton Brian P
805 Horsepen Rd
Henrico, VA 23229

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

Cohen Steven A & Melannie L Huber
Cohen
4939 Old Main St
Henrico, VA 23231

Craver Randolph
11608 Sethwarmer Dr
Glen Allen, VA 23059

Fanning Neal Robert & Courtney Burrows
5405 Salem St
Richmond, VA 23231

Felvey Russell V
5306 Campbell Ave
Richmond, VA 23231

Hassler Nicholas Ryan And Johnson
Lindsey
5305 Salem St
Richmond, VA 23231

Hoplon Phalynx Investment Llc
1705 Harness Pl
Henrico, VA 23231

Hurshman Joseph C
5409 Salem St
Richmond, VA 23231

Junaid Mohammed Y
1513 Marylebane Lane
Midlothian, VA 22113

Mccay Brendan D
502 Gardiner Rd
Richmond, VA 23229

Miller Christopher & Sydney Miller C
5403 Salem St
Richmond, VA 23231

Morgan Samuel Jr & Louise T
1416 Vinton St
Richmond, VA 23231

Richter David
1201 Sycamore Sq Po Box 1313
Midlothian, VA 23113

S 2 Real Estate Llc
14841 Elliot Ridge Way
Glen Allen, VA 23059

Small James L Jr
5309 Salem St
Richmond, VA 23231

Wilson Alexander W
5311 Campbell Ave
Richmond, VA 23231

Zitzow Claire And Michael And Christine
5401 Salem St
Richmond, VA 23231

Property: 5404 Campbell Ave **Parcel ID:** E0100138022**Parcel**

Street Address: 5404 Campbell Ave Richmond, VA 23231-
Owner: WATCHTOWER HOMES AND CONSTRUCTION LLC
Mailing Address: 3912 SEMINARY AVE, RICHMOND, VA 23227
Subdivision Name : POWHATAN PLACE
Parent Parcel ID:
Assessment Area: 348 - Fulton Hill
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2025
Land Value: \$60,000
Improvement Value:
Total Value: \$60,000
Area Tax: \$0
Special Assessment District:

Land Description

Parcel Square Feet: 5075
Acreage: 0.1165
Property Description 1: POWHATAN PL L22 B6; 0035.00X0145.00 0000.000
State Plane Coords(?): X= 11802729.141733 Y= 3711333.691233
Latitude: 37.51059601 , **Longitude:** -77.39738470

Description

Land Type: Residential Lot A
Topology:
Front Size: 35
Rear Size: 145
Parcel Square Feet: 5075
Acreage: 0.1165
Property Description 1: POWHATAN PL L22 B6; 0035.00X0145.00 0000.000
Subdivision Name : POWHATAN PLACE
State Plane Coords(?): X= 11802729.141733 Y= 3711333.691233
Latitude: 37.51059601 , **Longitude:** -77.39738470

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$60,000	\$0	\$60,000	Not Available
2024	\$55,000	\$0	\$55,000	Reassessment
2023	\$45,000	\$0	\$45,000	Reassessment
2022	\$35,000	\$0	\$35,000	Reassessment
2021	\$25,000	\$0	\$25,000	Reassessment
2020	\$20,000	\$0	\$20,000	Reassessment
2019	\$20,000	\$0	\$20,000	Reassessment
2018	\$20,000	\$0	\$20,000	Reassessment
2017	\$20,000	\$0	\$20,000	Reassessment
2016	\$20,000	\$0	\$20,000	Reassessment
2015	\$20,000	\$0	\$20,000	Reassessment
2014	\$20,000	\$0	\$20,000	Reassessment
2013	\$20,000	\$0	\$20,000	Reassessment
2012	\$19,000	\$0	\$19,000	Reassessment
2011	\$19,000	\$0	\$19,000	CarryOver
2010	\$19,000	\$0	\$19,000	Reassessment
2009	\$19,000	\$0	\$19,000	Reassessment
2008	\$19,000	\$0	\$19,000	Reassessment
2007	\$17,500	\$0	\$17,500	Reassessment
2006	\$6,000	\$0	\$6,000	Reassessment
2005	\$5,900	\$0	\$5,900	Reassessment
2004	\$5,300	\$0	\$5,300	Reassessment
2003	\$5,300	\$0	\$5,300	Reassessment
2002	\$5,200	\$0	\$5,200	Reassessment
1998	\$5,000	\$0	\$5,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
04/11/2025	\$70,000	Not Available	ID2025-5662	
06/23/2010	\$55,000	Not Available	ID2010-11201	
01/14/2010	\$45,000	Not Available	ID2010-821	
02/17/2009	\$99,577	Not Available	ID2009-2985	
05/13/2008	\$0	Not Available	IW2008-384	Invalid-Multi Parcel Transfer
04/26/2006	\$125,000	Not Available	ID2006-13493	
01/31/1992	\$0	Not Available	00291-1434	
06/11/1991	\$0	Not Available	000269-02179	
02/03/1986	\$44,000	Not Available	000069-00067	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1086
City Neighborhood Code: FLTN
City Neighborhood Name: Fulton
Civic Code: 0450
Civic Association Name: Greater Fulton Civic Association
Subdivision Name: POWHATAN PLACE
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	1028	0212001	021200
1990	119	0212001	021200

Schools

Elementary School: Bellevue
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 8
Dispatch Zone: 113A

Public Works Schedules

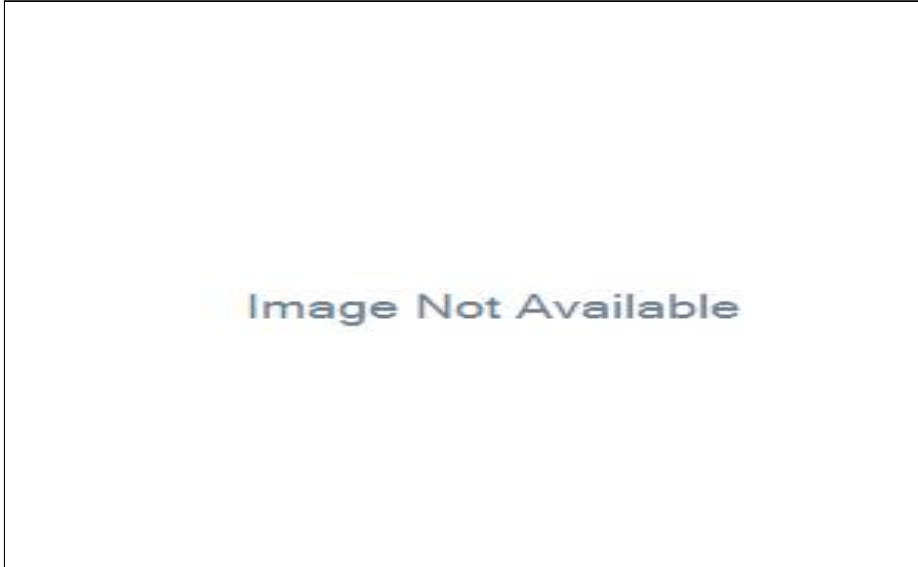
Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Thursday
Bulk Collection: TBD

Government Districts

Council District: 7
Council District for 2025 (Current Election): 7
Voter Precinct: 706
State House District: 79
State Senate District: 14
Congressional District: 4

Property Images

Name: Desc:



[Click here for Larger Image](#)

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 Watchtower Homes And Construction LLC **PHONE: (Home) () (Mobile) ()**
OWNER: 3912 Seminary Avenue **FAX: () (Work) ()**
(Name/Address) Richmond, VA 23227 **E-mail Address:** _____

OWNER'S

REPRESENTATIVE: Baker Development Resources
(Name/Address) Mark Baker **PHONE: (Home) () (Mobile) (804) 874-6275**
530 East Main Street, Suite 600 **FAX: () (Work) ()**
Richmond, VA 23219 **E-mail Address:** markbaker@bakerdevelopmentresources.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES): 5404 Campbell Ave
TYPE OF APPLICATION: ☐ **VARIANCE** ☒ **SPECIAL EXCEPTION** ☐ **OTHER** _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.4
APPLICATION REQUIRED FOR: A building permit to subdivide the lot and construct a single-family detached dwelling
TAX PARCEL NUMBER(S): E010-0138/022 **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 5075 square feet and a lot width of 35 feet is proposed.
DATE REQUEST DISAPPROVED: April 25, 2025 **FEE WAIVER:** YES ☐ NO: ☒
DATE FILED: April 25, 2025 **TIME FILED:** 10:30 a.m. **PREPARED BY:** Madison Sobczak **RECEIPT NO.** BZAR-165440-2025
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:** 5/1/2024

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

CASE NUMBER: BZA 22-2025 **HEARING DATE:** June 4, 2025 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 22-2025
150' Buffer

APPLICANT(S): Watchtower Homes and Construction LLC

PREMISES: 5404 Campbell Avenue
(Tax Parcel Number E010-0138/022)

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.

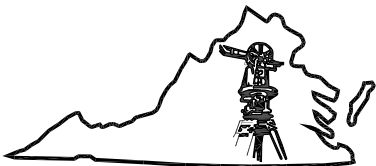
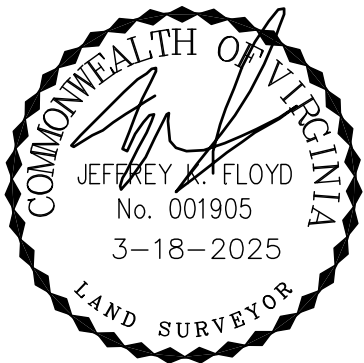
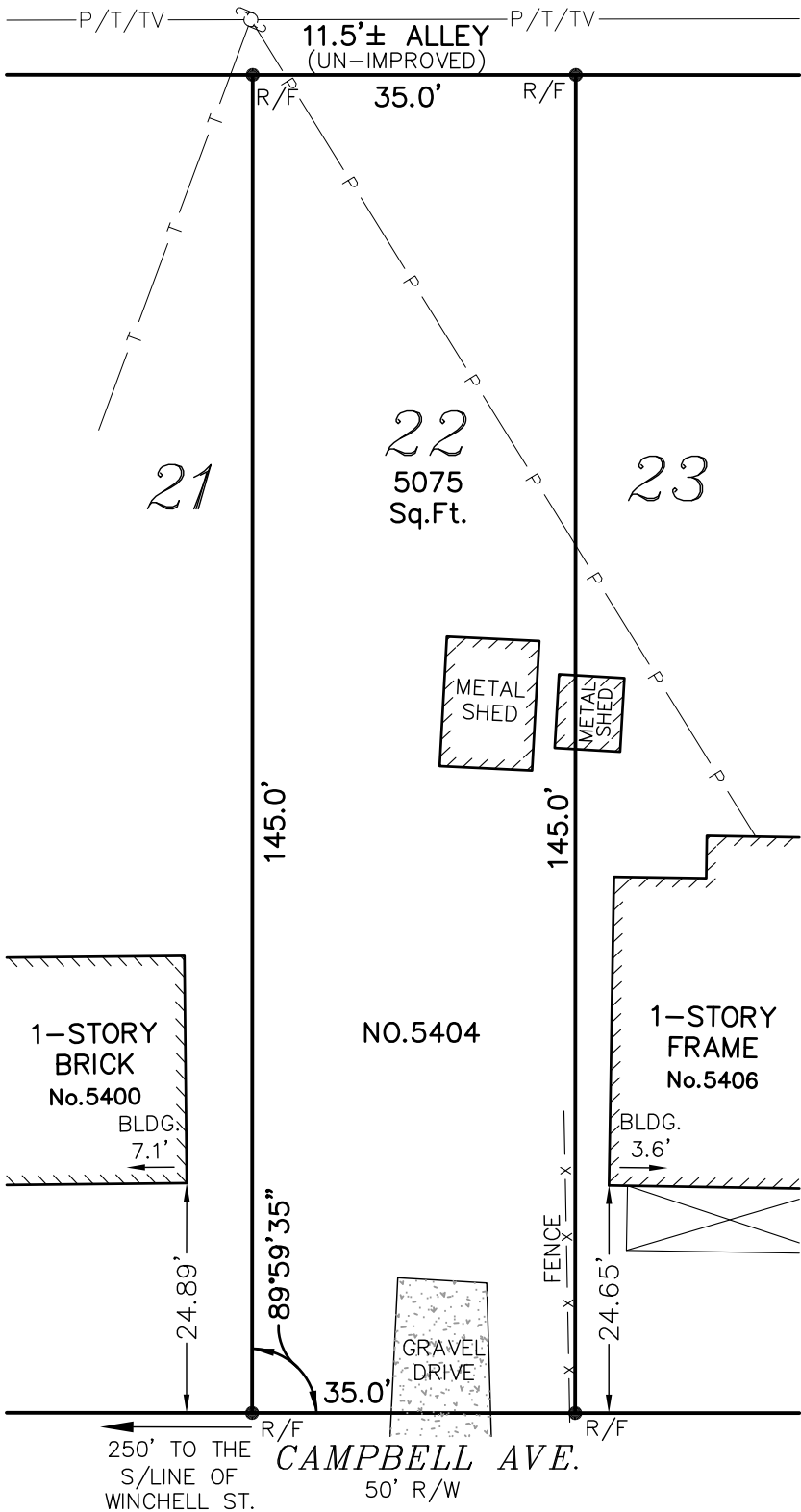
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. 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: _____ 

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 3-18-2025 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481
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MAP SHOWING THE IMPROVEMENTS
ON LOT 22, BLOCK 6
"POWHATAN PLACE"
IN THE CITY OF RICHMOND, VA.

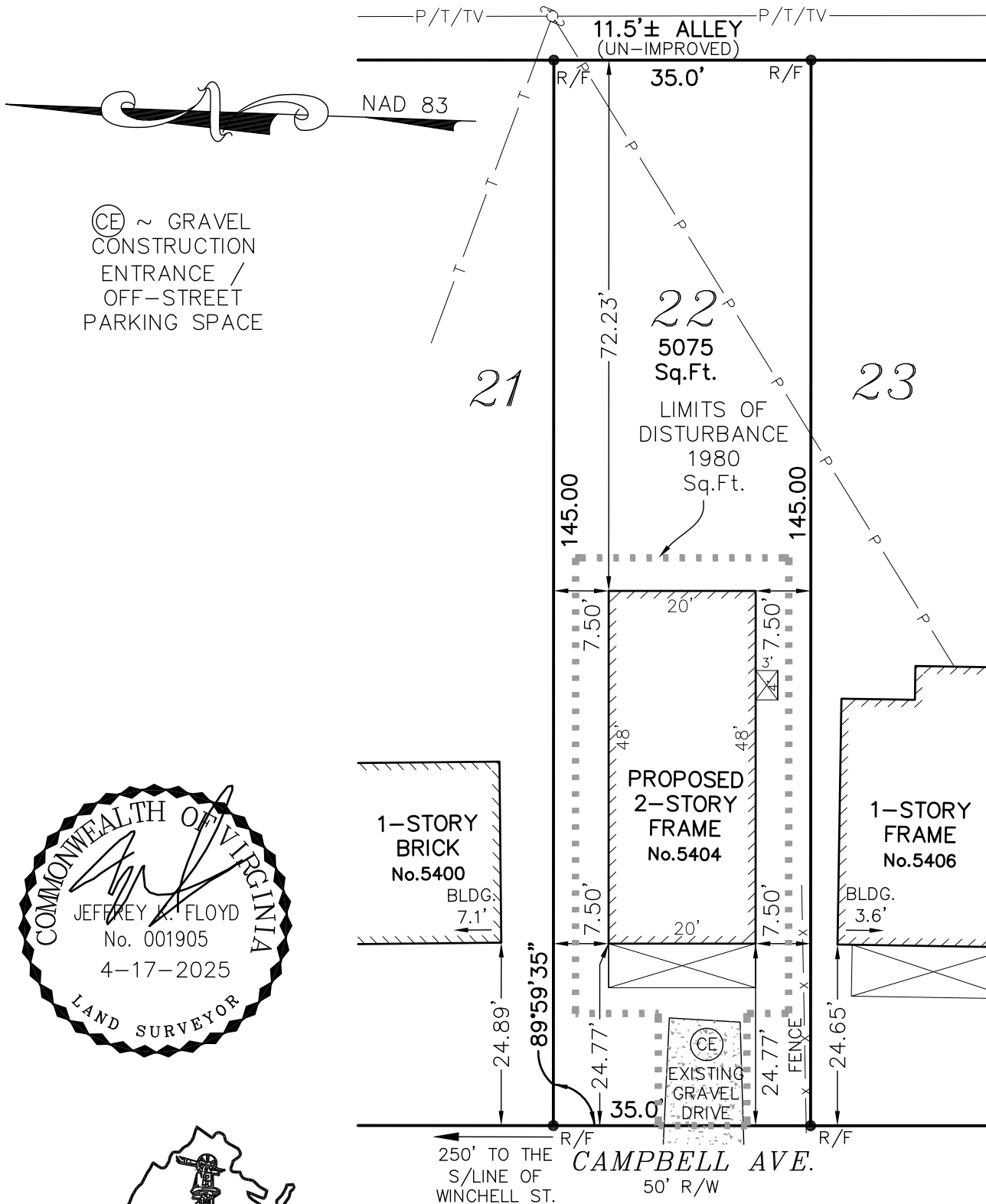
DATE: 3-18-2025

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 250316688



SKETCH SHOWING THE PROPOSED
 IMPROVEMENTS ON LOT 22, BLOCK 6
 "POWHATAN PLACE"
 IN THE CITY OF RICHMOND, VA.

DATE: 4-17-2025

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

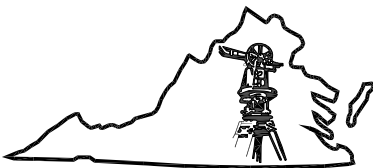
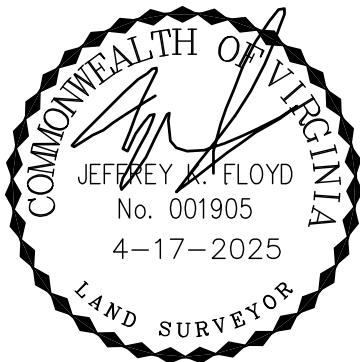
SCALE: 1"=20'

JOB NO. 250316688

Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481
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5404 CAMPBELL STREET

RICHMOND, VA



CONSTRUCTION NOTS:

PLANS DESIGNED BY THE - 2021 VRC
FROST DEPTH - 18"
SOIL REPORT FTG DEPTH - SEE SOIL REPORT
DESIGN WIND SPEED - 90MPH, 3 SECOND GUST
ULTIMATE DESIGN WIND SPEED FOR RISK
CATEGORY II BUILDINGS - 115 MPH
SNOW LOAD - 20 PSF
SEISMIC DESIGN CATEGORY - B

OCCUPANCY GROUP - R5
TYPE OF CONSTRUCTION - VB
SQUARE FOOTAGE - 960 1ST FLR,
855 2ND FLR
- TOTAL 1,815 SF

SPRINKLERS: NO
STORIES AND HEIGHT - 2 STORY, 24'-9"



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20FT TOWNHOME

DATE: 4/17/2025
DRAWN BY: FNN

SCALE: NTS

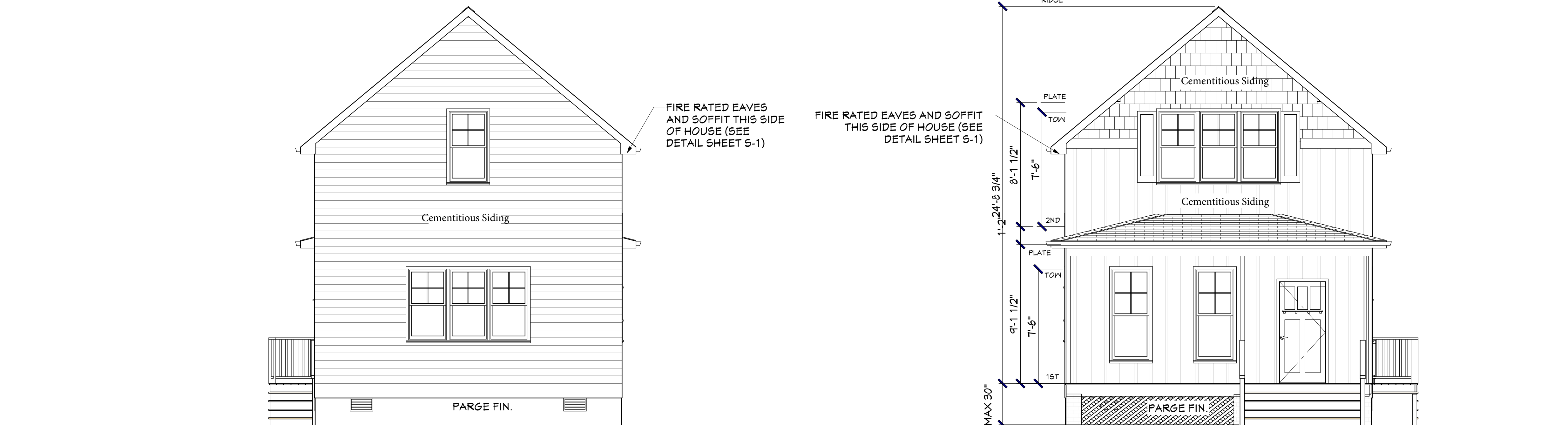
COVER

RH



LEFT
1/4" = 1'-0"

RIGHT
1/4" = 1'-0"



REAR
1/2" = 1'-0"

FRONT
1/2" = 1'-0"

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20FT TOWNHOME

DATE: 4/17/2025
DRAWN BY: FNH

SCALE: AS SHOWN

ELEVATIONS

A-2