



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

March 6, 2026

Robert and Ingrid Van Orden
5508 Toddsbury Road
Richmond, VA 23226

Katie Cortez
5506 Grove Avenue #119
Richmond, VA 23226

To Whom It May Concern:

RE: BZA 11-2026

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 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct an addition to an existing single-family (detached) dwelling at 5508 TODDSBURY ROAD (Tax Parcel Number W020-0131/010), 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 **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 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 11-2026
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

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.

5506 Toddsbury Road Llc
Post Office 8441
Richmond, VA 23226

Bentley Kia J Trustee Trust & Truman
Martha L Trustee Trust
506 Seneca Road
Richmond, VA 23226

Brodeck Daniel And Margaret Nexsen
410 Seneca Rd
Richmond, VA 23226

Cann Courtenay W Trustee
5511 Queensbury Rd
Richmond, VA 23226

Crampton Robert And Glancey Tessica
504 Seneca Rd
Richmond, VA 23226

Deshazo Jean And Billy
5502 Toddsbury Rd
Richmond, VA 23226

Gatesman Travis L And Mandy Lee
508 Seneca Road
Richmond, VA 23226

Gemmell Patrick J
5505 Toddsbury Rd
Richmond, VA 23226

Hardison Angela D
408 Seneca Rd
Richmond, VA 23226

Jarvis Kathryn C
5503 Toddsbury Rd
Richmond, VA 23226

Lyons William J & Luanne R
5507 Toddsbury Rd
Richmond, VA 23226

Menees James S And Shaila C
5509 Toddsbury Rd
Richmond, VA 23226

Quinn Sean M And Kristin K
406 Seneca Road
Richmond, VA 23226

Rogers Nancy N
5507 Queensbury Rd
Richmond, VA 23226

Schaaf E Matthew Iv And Katherine P
Wilder
5503 Queensbury Rd
Richmond, VA 23226

Seese Gilbert T Iii And Rachel C
500 Seneca Rd
Richmond, VA 23226

Smith Hallie D
5509 Queensbury Rd
Richmond, VA 23226

Sparks Philip And Ann
502 Seneca Rd
Richmond, VA 23226

Stout Martha L
5504 Toddsbury Rd
Richmond, VA 23226

Wood Franklin S Jr & Leith N
510 Seneca Rd
Richmond, VA 23226

City of Richmond, VA Report

Property Owner	
Name:	VAN ORDEN INGRID SOFIA & ROBERT THOMAS
Mailing Address:	
Parcel Use:	R Two Story
Neighborhood:	106

Property Information	
Property Address:	5508 Toddsbury Road
PIN	W0200131010
Size:	0.165 Acres, 7192.800 Square Feet
Property Description:	GLENBURNIE L10PT9 BI; 0059.94X0120.00 0000.000

Current Assessment			
Year	Land	Improvements	Total
2026	\$207,000	\$471,000	\$678,000

Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	Grantee
12/22/2025	ID2025	21030	BS	\$910,000	VAN ORDEN INGRID SOFIA &
5/23/2025	ID2025	8391	BS	\$835,000	GROOME HAROLD V III & ASHLEY S
9/4/2003	IW2003	821	LH	\$0	BEVERLEY ELIZABETH C
5/28/1958	00000	0000	N/A	\$29,500	BEVERLEY J BRADSHAW & ELIZ C
1/1/1900	00000	0000	N/A	\$29,500	Not Available

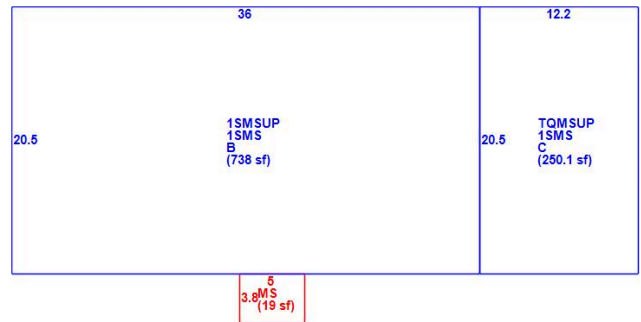
Residential Card 1 Details			
Story	Style	Total Liv	Year Built
2.0	2sty Oldest	1,914	1936

Model:	RESIDENTIAL	Rooms:	Beds: 3
Interior Wall:	Plaster	Bathrooms:	Full: 2 Half: 1
Interior Wall 2:	Drywall	Central AC:	Central air
Exterior Wall:	Common Brick	Heat/Cool:	Hot Water Or Steam
Exterior Wall 2:	Masonry	Floor Cover:	Hardwood
Roof Type:	Gable	Floor Cover 2:	N/A
Roof Cover:	Slate or tile	Floor Cover 3:	N/A

Residential Card 1 Photo



Residential Card 1 Sketch



Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SMS	1 Story Masonry - Fin	988	988
1SMSUP	1 Story Masonry - Upper - Fin	738	738
B	Bsmt	738	0
C	Crawl Space	250	0
MS	Stoop - Masonry	19	0
TQMSUP	3/4 Story Masonry Upper	250	188
Totals		2,983	1,914

Assessment History			
Year	Land	Improvements	Total
2025	\$207,000	\$432,000	\$639,000
2024	\$180,000	\$414,000	\$594,000
2023	\$144,000	\$403,000	\$547,000
2022	\$125,000	\$369,000	\$494,000
2021	\$125,000	\$357,000	\$482,000
2020	\$110,000	\$350,000	\$460,000
2019	\$110,000	\$322,000	\$432,000
2018	\$110,000	\$302,000	\$412,000
2017	\$96,000	\$304,000	\$400,000
2016	\$96,000	\$291,000	\$387,000
2015	\$96,000	\$283,000	\$379,000
2014	\$96,000	\$287,000	\$383,000
2013	\$96,000	\$287,000	\$383,000
2012	\$96,000	\$293,000	\$389,000
2011	\$96,000	\$299,000	\$395,000
2010	\$96,000	\$341,000	\$437,000
2009	\$96,000	\$340,500	\$436,500
2008	\$96,000	\$340,500	\$436,500
2007	\$89,000	\$321,200	\$410,200
2006	\$90,500	\$304,500	\$395,000
2005	\$84,600	\$290,000	\$374,600

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

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: Robert and Ingrid Van Orden **PHONE:** (Home) () _____ (Mobile) (678) 772-5870
ADDRESS 5508 Toddsbury Rd **FAX:** () _____ (Work) () _____
Richmond, VA 23226 **E-mail Address:** _____

PROPERTY OWNER'S

REPRESENTATIVE: Katie Cortez, Cortez Architecture & Design **PHONE:** (Home) () _____ (Mobile) (804) 320-2646
(Name/Address) 5506 Grove Ave #119 **FAX:** () _____ (Work) () _____
Richmond, VA 23226 **E-mail Address:** _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 5508 Toddsbury Road

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-408.5(2) & 30-630.1(a)

APPLICATION REQUIRED FOR: A building permit to construct an addition to a single-family dwelling.

TAX PARCEL NUMBER(S): W020-0131/010 **ZONING DISTRICT:** R-4(Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The side yard and street side yard(setback) requirements are not met. A side yard of six feet (6') is required; 2.83'± is proposed along the eastern property line. A street side yard of ten feet (10') is required along; 1.08'± is proposed along the western property line.

DATE REQUEST DISAPPROVED: 02/12/2026

FEE WAIVER: YES NO:

DATE FILED: 02/12/2026 **TIME FILED:** 2:02 p.m. **PREPARED BY:** Colleen Dang **RECEIPT NO.** BZAR-180610-2026

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) (1) 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:** 2/12/2026

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

CASE NUMBER: BZA 11-2026 **HEARING DATE:** April 1, 2026 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 11-2026
150' Buffer

APPLICANT(S): Robert and Ingrid Van Orden

PREMISES: 5508 Toddsbury Road
(Tax Parcel Number W020-0131/010)

SUBJECT: A building permit to construct an addition to an existing single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-408.5(2) & 30-630.1(a)
of the Zoning Ordinance for the reason that:
The side yard and street side yard (setback) 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:



R. S. Van Orden

Revised: November 10, 2020

Robert & Ingrid Van Orden
5508 Toddsbury Road
Richmond, VA 23226

February 12, 2026

Richmond Board of Zoning Appeals
Room 110, City Hall
900 East Broad Street
Richmond, VA 23219

Dear Board Members:

We are filing this application for a variance to construct an addition, and to restore the existing structure, which has been un-occupied since January 2025, and prior to that was occupied by the same owner with little or no significant modifications since 1958. We are requesting a special exception to the present-day side setbacks (see submitted plans).

We, along with our architect Katie Cortez, are taking considerable care and expense to preserve the architectural style and character of this home, a Dutch Colonial, and to be consistent with the character of the 1930's – 1940's homes in the Glenburnie neighborhood. Most all these homes, and almost certainly this specific home, were designed by a historical Richmond architect, Andrew Kidwell. Andrew Kidwell designed many notable historic buildings in the period in and around Richmond.

We have contacted 13 immediate neighbors about these plans and none of these neighbors expressed reservations or opposition; indeed, all expressed support for the restoration and addition to this 1936 home. One of these neighbors, Greg Lucyk, is a member of the Glenburnie Neighborhood Association, and he expressed support.

Katie also has had many discussions with Colleen Dang and Brian Mercer about the project and relevant regulations and procedures that have informed this application.

As with many lots in Richmond, this lot and home is somewhat small, and its present configuration and condition inhibit its use consistent with modern day dwelling needs

and practice. As with many older or historic dwellings in the City, this property does not meet several contemporary needs regarding size, number, function, or amenities of rooms and other living spaces. As an example, we intend to make this a home that can support both young families and aging-in-place. The covered but not enclosed side entry porch is an aspect of this – it will enable a safe and dry entry/exit to the home, and a wheelchair or stair lift could be added to it later when or if needed. Other spaces in the home and addition will be widened to ease access and to have most functions available on the first floor.

Please note that:

- The present owners and the architect have the clear intent, and are taking care and expense, to keep the architectural character of this 1936 Dutch Colonial home using design and materials so that the old and new structure when complete will look like a Dutch Colonial home in line with that style as seen in Richmond.
- The existing 1936 structure exceeds the present-day side setbacks on both sides. This application is merely to continue that line not to extend it further. Please see the submitted plans.
- We understand that the immediate prior owners, from whom we purchased the property, received a variance approval in 2025 to make an addition that would match the line on which the 1936 structure exceeds the present-day side setback line, as we are requesting here.
- There presently exist many homes in the immediate Glenburnie neighborhood that exceed the side setbacks, including on corner lots such as this lot. Some of these homes have full, enclosed structures over the present-day side setback. This application is only requesting an un-enclosed side entry porch-not an enclosed structure
- This application is not requesting a variance to the lot coverage rules.

The addition and renovation, and its intended purpose and use are:

1. consistent with the use regulations applicable in the district in which the property is situated.
2. a modest departure from the side setbacks that is the minimum necessary to accommodate the intended purpose of the dwelling, and the addition cannot be reasonably located elsewhere on the lot in compliance with applicable requirements.

3 in keeping with the architectural character of the existing dwelling of the property, and in keeping with the development pattern of the neighborhood.

We believe it is in the best interest of the City, and the current neighborhood residents, to approve this application and enable the restoration and addition, and that doing so will encourage neighborhood improvement and maintenance, and help retain residents.

Sincerely,

Ingrid Van Orden



Ingrid Van Orden

Robert Van Orden

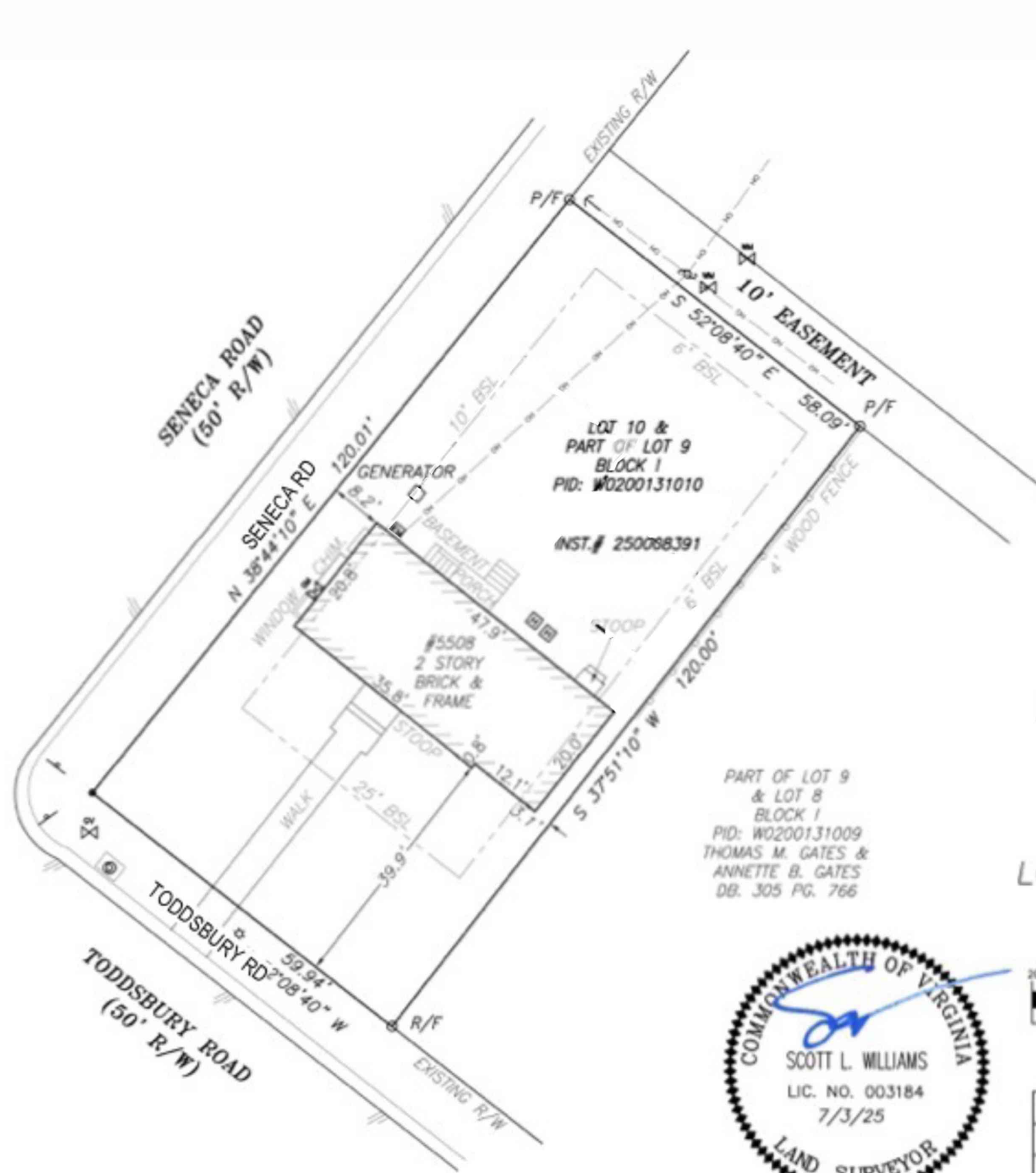


VAN ORDEN RESIDENCE
BOARD OF ZONING APPEALS
SPECIAL EXCEPTION APPLICATION
February 12, 2026

CORTEZ ARCHITECTURE + DESIGN PLLC

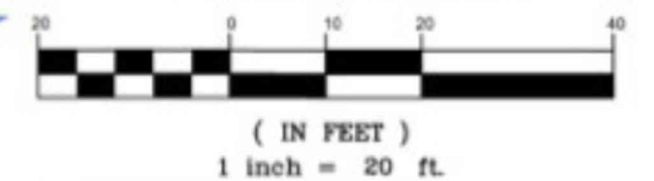
All documents prepared or furnished by Cortez Architecture + Design are instruments of the Architect's professional service, and Cortez Architecture + Design shall retain ownership and property interest therein, including all copyrights. All instruments of service, drawings (including, but not limited to, details and design) are and shall remain property of Cortez Architecture + Design whether the project for which they are made is executed or not. The information provided by Cortez Architecture + Design is intended for the exclusive use of the Owner for the Scope of Services defined in the Agreement with the Owner, and is not to be transmitted for the use of any other party nor used for any other project by the Owner or others. Reuse or modification of any such documents by the Owner, without Cortez Architecture + Design's written permission, shall be at the Owner's sole risk, and the Owner agrees to indemnify, defend, and hold the Architect harmless from all claims, damages, and expenses, including attorneys' fees, arising out of such reuse by the Owner or by others acting through the Owner. Use of Cortez Architecture + Design's Instruments of Service must be requested to and granted by Cortez Architecture + Design in writing.
© 2026 Cortez Architecture + Design. All Rights Reserved.

1. THIS SURVEY WAS COMPILED FROM A FIELD SURVEY COMPLETED ON 6/24/25 AND FROM DEEDS AND PLATS OF RECORD.
2. NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY; ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
3. BY GRAPHICAL MEANS THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X" ON FLOOD INSURANCE RATE MAP NO. 5101290009D, WITH AN EFFECTIVE DATE OF APRIL 2ND, 2009.
4. SETBACKS SHOWN HEREON REFLECT SETBACKS PER THE CITY OF RICHMOND ZONING DEPARTMENT. OWNER SHALL VERIFY BUILDING SETBACKS WITH LOCALITY PRIOR TO ANY PROPOSED CONSTRUCTION OR DEVELOPMENT OF SHOWN PARCEL.



- HVAC
- ELEC. METER
- WATER METER
- UTILITY POLE
- SIGN
- GUY
- GAS METER
- GAS VALVE
- LIGHT POLE
- DRAINAGE MANHOLE
- R/W RIGHT OF WAY
- R/F ROD FOUND
- P/F PIPE FOUND
- WOOD FENCE
- OVERHEAD WIRE

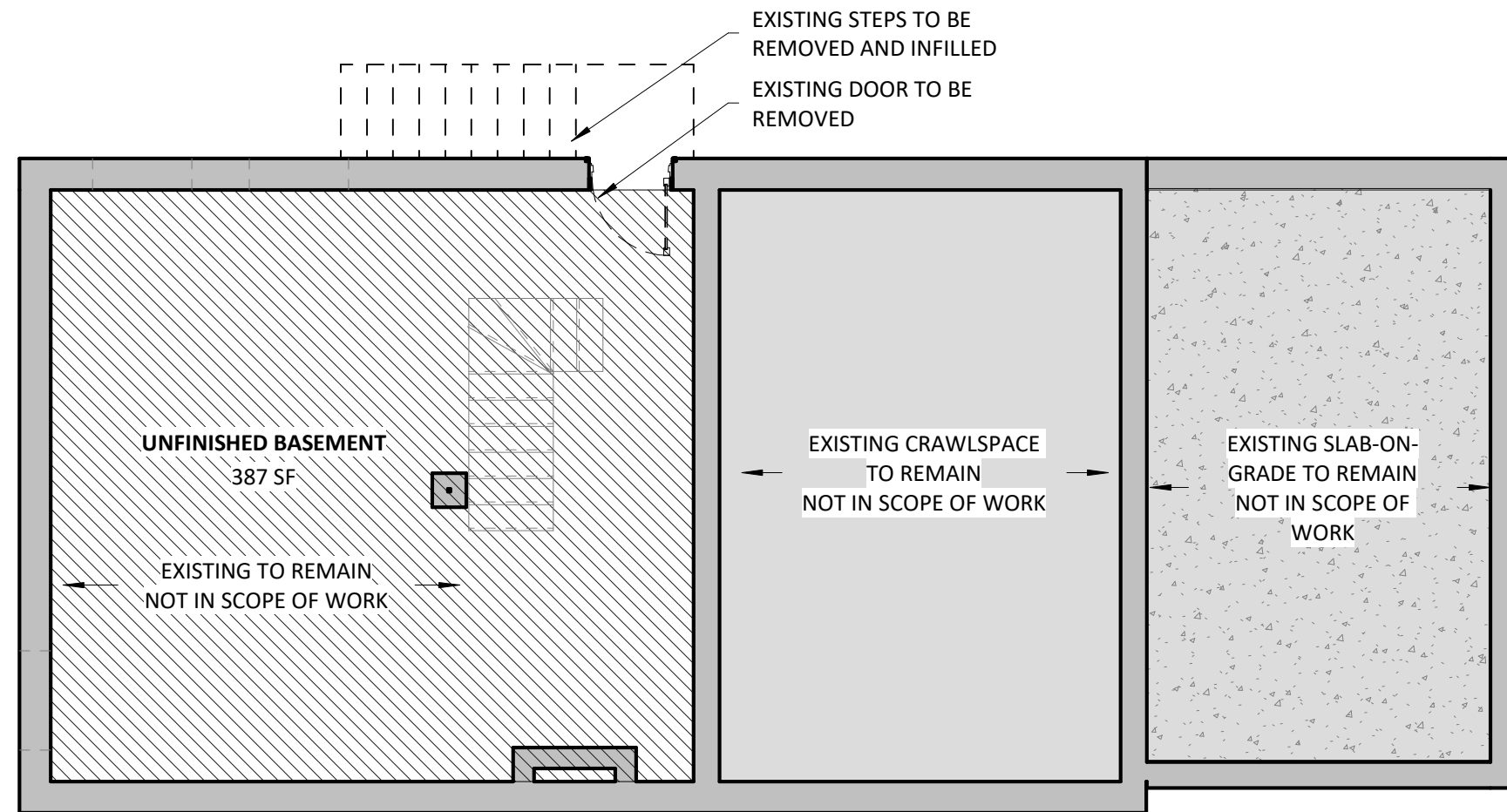
**PHYSICAL IMPROVEMENT
SURVEY OF
GLENBURNIE
BLOCK 1
LOT 10 & PART OF LOT 9
CITY OF RICHMOND, VIRGINIA
GRAPHIC SCALE**



PROJW	SCALE: 1" = 20'
REVISED:	DATE: 6/26/25
	DRAWN BY: TDR
	CHECKED BY: CDS









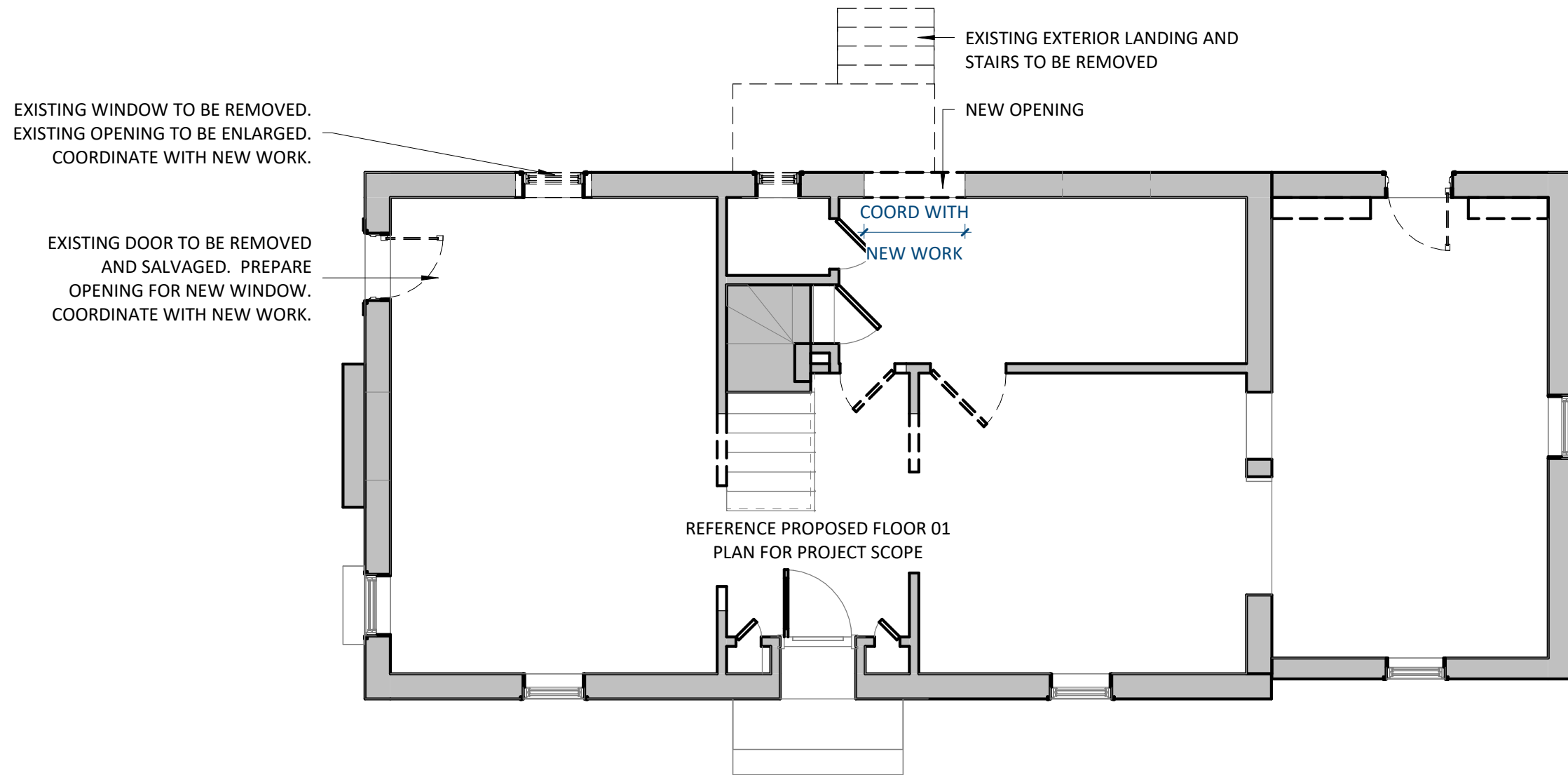
**James River
SURVEYING**
UNIT 204
5806 GROVE AVE.
RICHMOND, VIRGINIA 23226
PHONE: (804) 922-4444
SURVEYOR@JAMESRIVERSURVEYING.COM



01 EXISTING BASEMENT PLAN
3/16" = 1'-0"







PLAN LEGEND

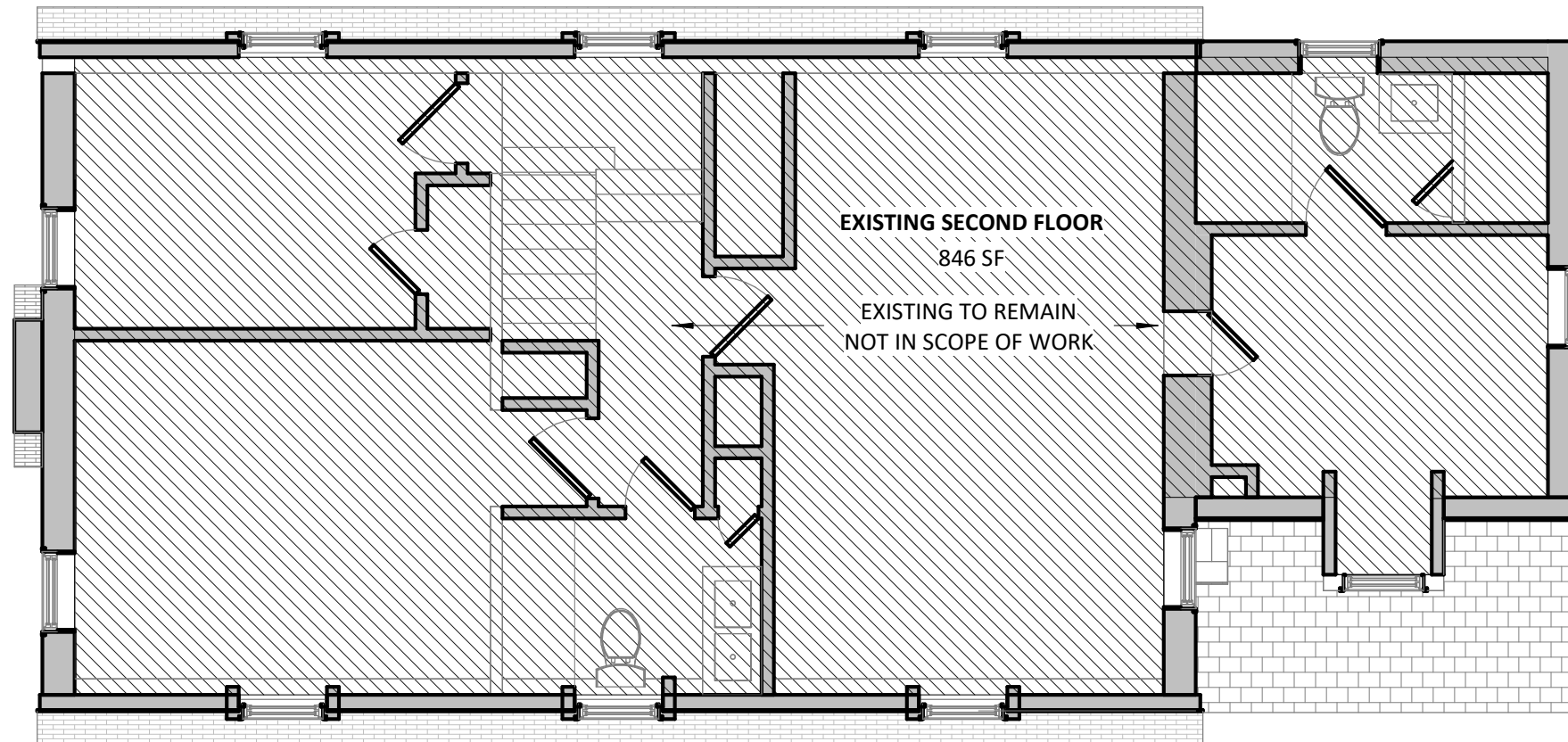
-  EXISTING TO BE DEMOLISHED
-  EXISTING TO REMAIN
-  FACE OF STUD (F.O.) - EXTERIOR WALL
-  PROPOSED NEW CONSTRUCTION
-  FACE OF STUD (F.O.) - INTERIOR WALL
-  NOT IN SCOPE OF WORK



01 FLOOR 01 DEMOLITION PLAN
 3/16" = 1'-0"







PLAN LEGEND

-  EXISTING TO BE DEMOLISHED
-  EXISTING TO REMAIN
-  FACE OF STUD (F.O.) - EXTERIOR WALL
-  PROPOSED NEW CONSTRUCTION
-  FACE OF STUD (F.O.) - INTERIOR WALL
-  NOT IN SCOPE OF WORK



01 EXISTING FLOOR 02 PLAN
3/16" = 1'-0"

PLAN LEGEND

-  EXISTING TO BE DEMOLISHED
-  EXISTING TO REMAIN
-  FACE OF STUD (F.O.) - EXTERIOR WALL
-  PROPOSED NEW CONSTRUCTION
-  FACE OF STUD (F.O.) - INTERIOR WALL
-  NOT IN SCOPE OF WORK

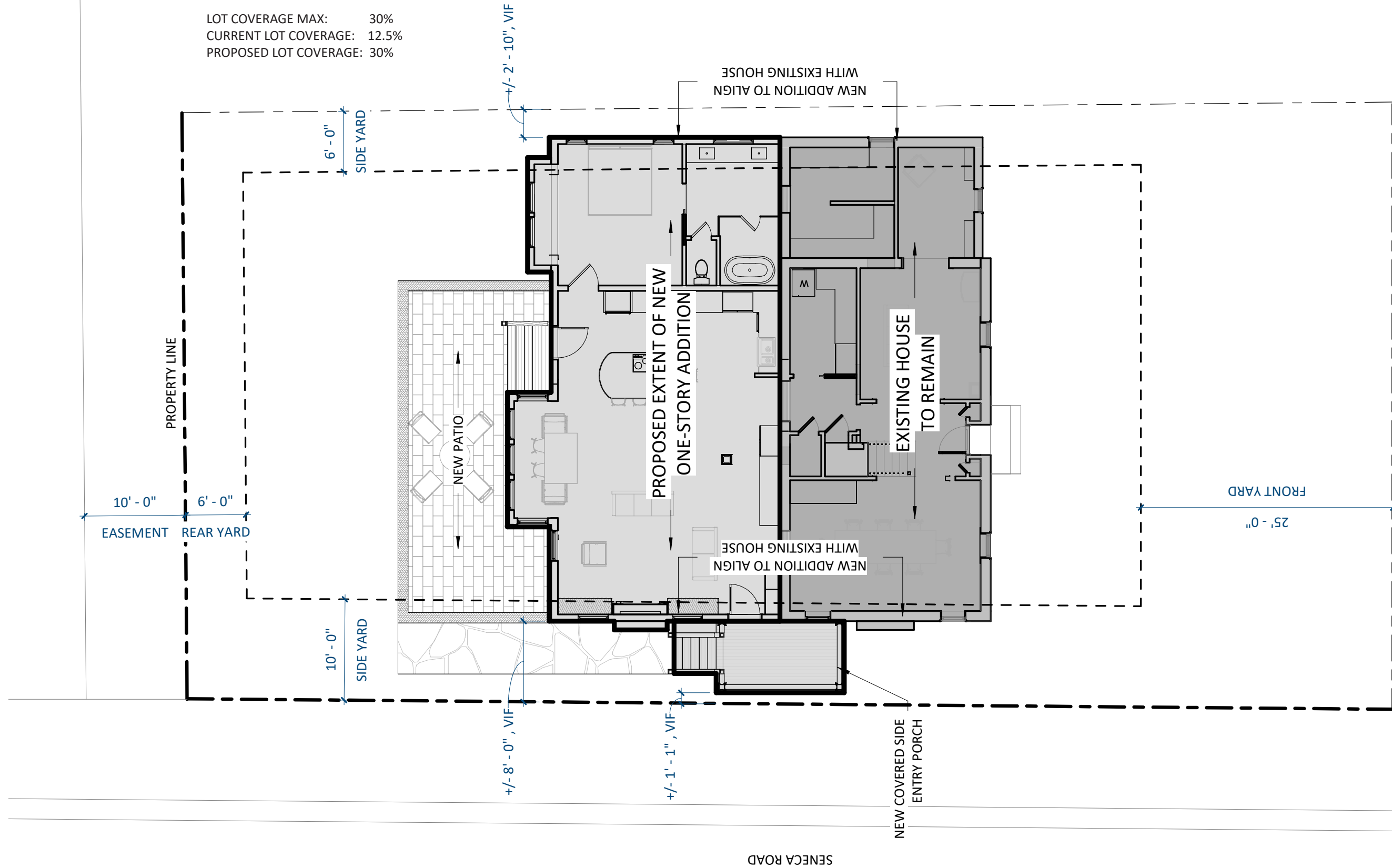
ZONING REVIEW

ZONING DISTRICT: R-4

LOT COVERAGE MAX: 30%

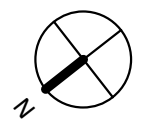
CURRENT LOT COVERAGE: 12.5%

PROPOSED LOT COVERAGE: 30%

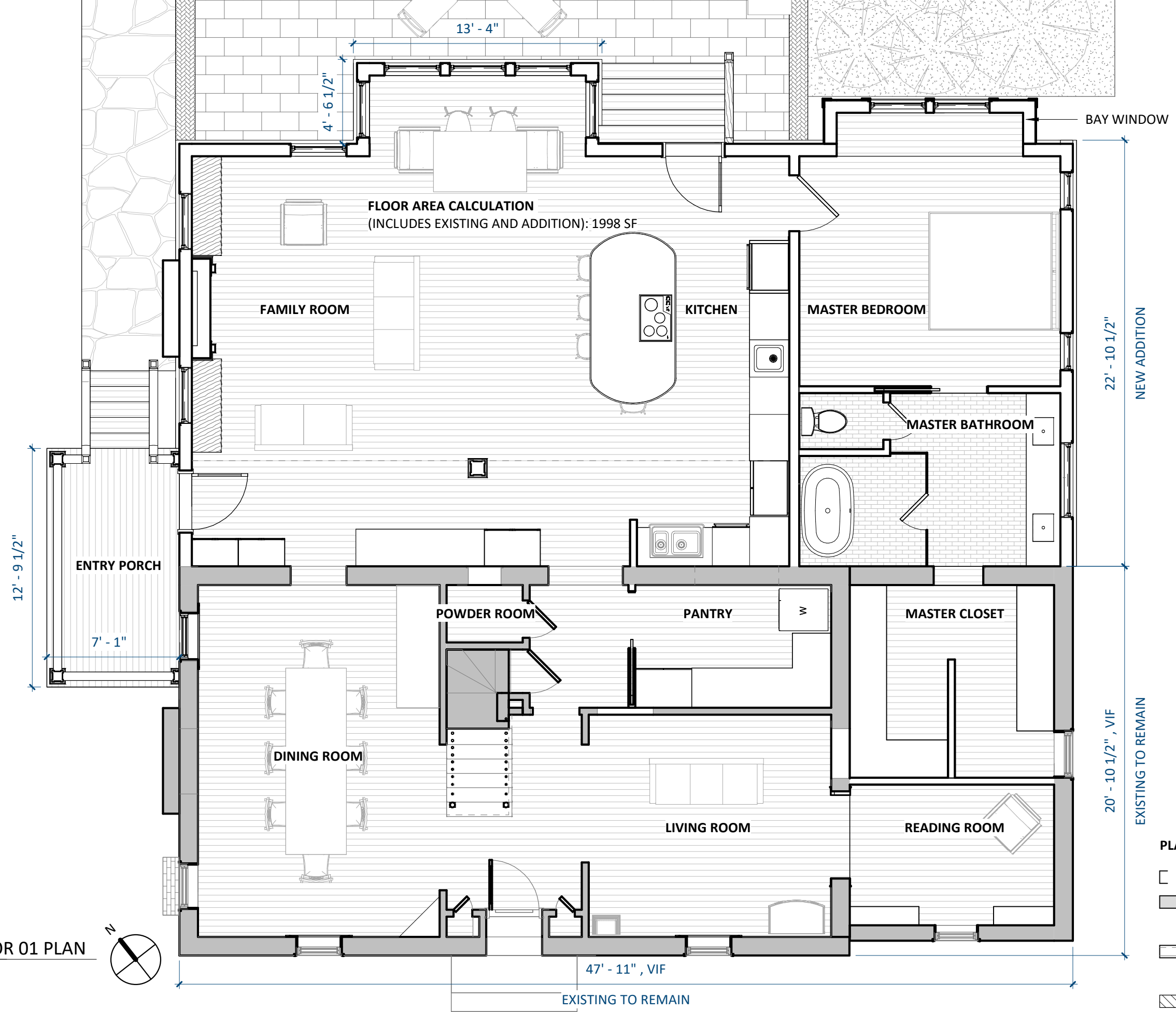


TODDSBURY ROAD

SENECA ROAD

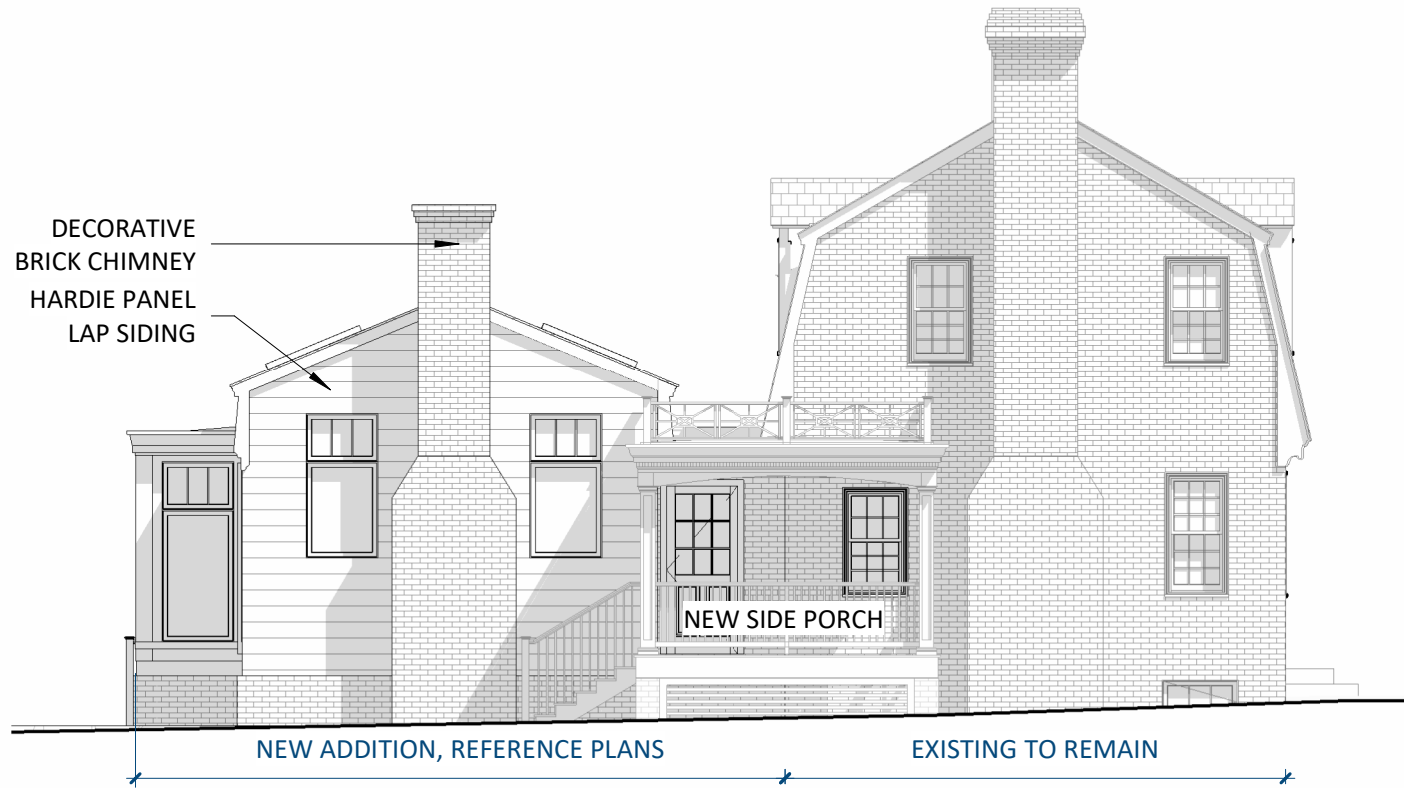


ARCHITECTURAL SITE PLAN
1" = 10'-0"

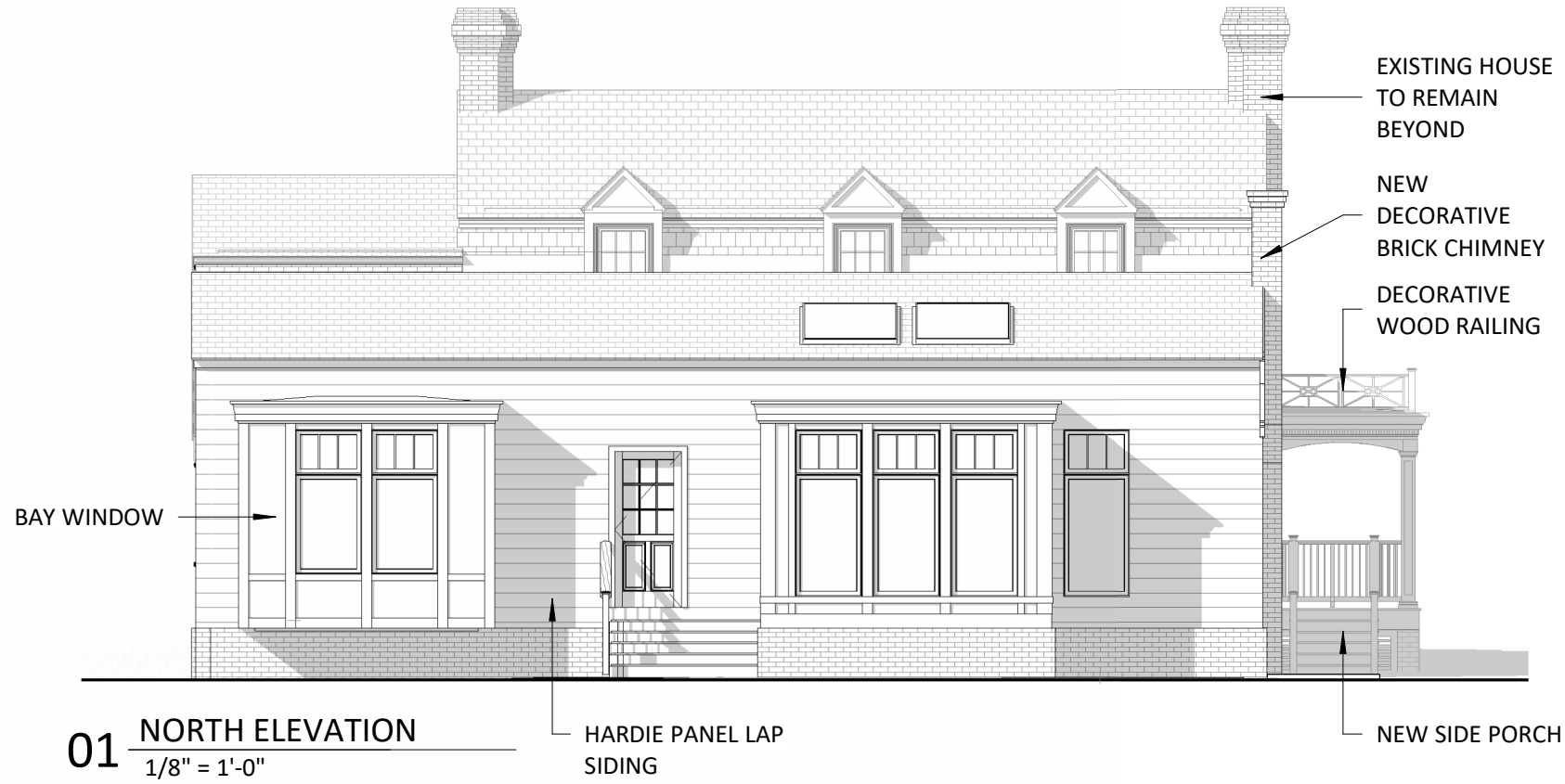


01 PROPOSED FLOOR 01 PLAN
3/16" = 1'-0"

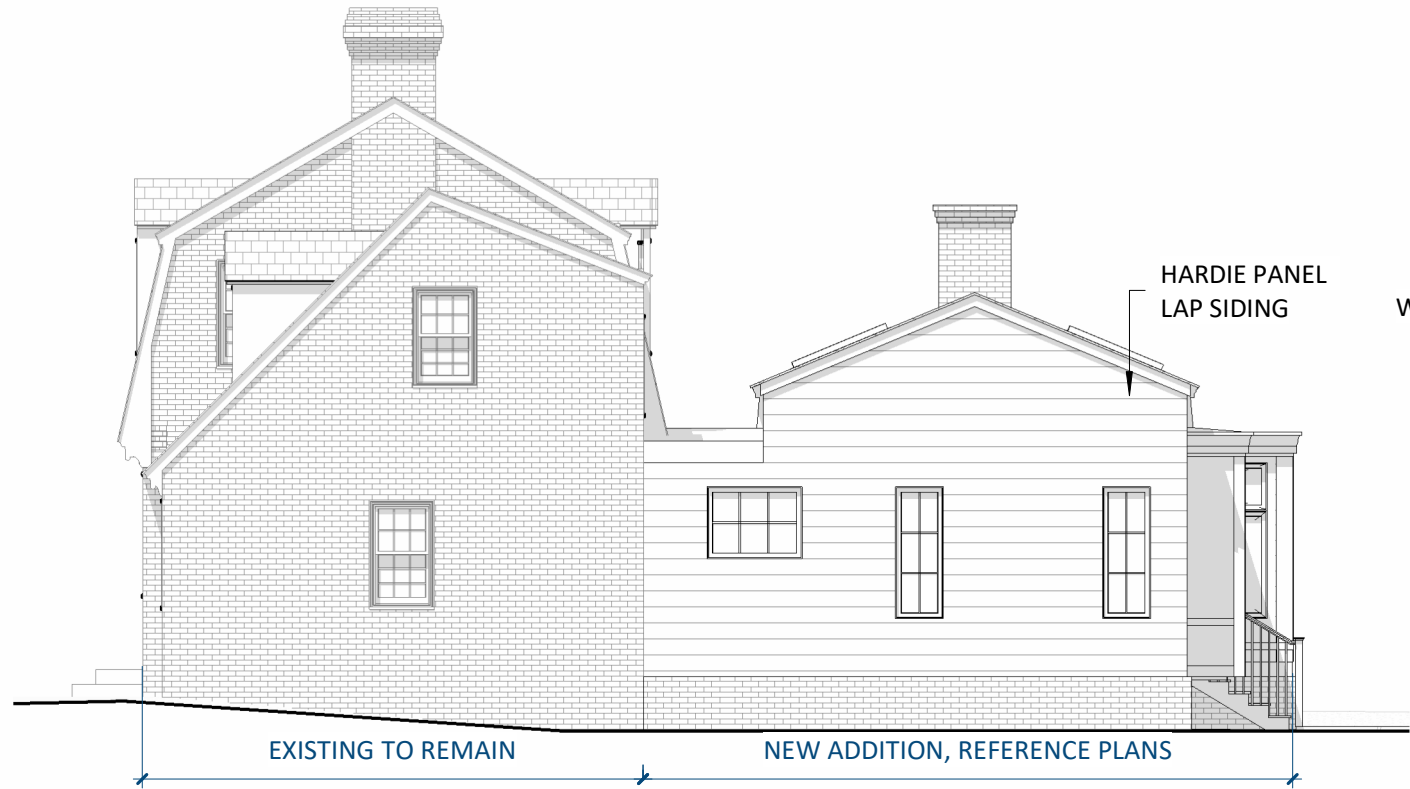
- PLAN LEGEND**
- EXISTING TO BE DEMOLISHED
 - EXISTING TO REMAIN
 - FACE OF STUD (F.O.) - EXTERIOR WALL
 - PROPOSED NEW CONSTRUCTION
 - FACE OF STUD (F.O.) - INTERIOR WALL
 - NOT IN SCOPE OF WORK



03 WEST ELEVATION
1/8" = 1'-0"



01 NORTH ELEVATION
1/8" = 1'-0"



04 EAST ELEVATION
1/8" = 1'-0"



02 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATIONS