



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

August 12, 2025

Jamison Donald R Living Trust
3144 Ellwood Avenue
Richmond, VA 23221

Baker Development Resources
530 East Main Street, Suite 600
Richmond, VA 23219
Attn: Will Gillette

To Whom It May Concern:

RE: BZA 32-2025

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 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 3144 ELLWOOD AVENUE (Tax Parcel Number W000-1407/058), located in an R-6 (Single-Family Attached 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 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 32-2025
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 the first and last names 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.

3134 Ellwood Avenue Llc
Po Box 7361
Richmond, VA 23221

3145 Rear Floyd Ave Llc
1390 Warrenton Rd
Fredericksburg, VA 22406

Alley Robert S Jr And Pamela H
3143 Floyd Ave
Richmond, VA 23221

Armstrong David L And Theresa L
3135 Floyd Ave
Richmond, VA 23221

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

Blue Star Investments Llc
3123 Floyd Ave
Richmond, VA 23221

Blue Star Investments Llc
3133 Floyd Ave
Richmond, VA 23221

Boon Long Lalin And Flournoy Samuel
3154 Ellwood Ave
Richmond, VA 23221

Butler Lynda
3149 Floyd Ave
Richmond, VA 23221

Byrne Sarah M And Christopher D
3132 Ellwood Ave
Richmond, VA 23221

Cafarella Floyd Llc
2319 Grove Ave
Richmond, VA 23220

Cayton Lauren G Iii & Marilyn V
3120 Ellwood Ave
Richmond, VA 23221

Cook Michael Howard
3143 Ellwood Ave
Richmond, VA 23221

Dailey Linda L
3141 Floyd Ave
Richmond, VA 23221

Edwards Philip J And Kristina K
3148 Ellwood Ave
Richmond, VA 23221

Floyd Llc
Po Box 6784
Richmond, VA 23230

Gullette Brian R And Elizabeth
1 North Auburn Ave
Richmond, VA 23221

Healy Kyle And Akuete Naa Sakle
7 N Auburn Ave
Richmond, VA 23221

Holmes Melissa
8800 Sierra Rd
Henrico, VA 23229

Horrocks Eric J
3146 Ellwood Ave
Richmond, VA 23221

Hunt Brian
3129 Ellwood Ave
Richmond, VA 23221

Kennedy Mikeishia
Po Box 2096
Chester, VA 23831

Kirtlemead Adrian Travis & Ellyn Taylor Co
Trustees Trust
3152 Ellwood Ave
Richmond, VA 23221

Koplin Michael P And Kierston B
5025 Sylvan Rd
Richmond, VA 23225

Lantor Diane C
2 Stratford Crescent
Richmond, VA 23226

May Ronald L
10179 Chamberlayne Rd
Mechanicsville, VA 23116

Montgomery Monty E Revocable Trust Trustee
3 N Auburn Ave
Richmond, VA 23221

Morales Maria Socorro
3138 Ellwood Ave
Richmond, VA 23221

Oeters-medford Grace C/o Elegant
Draperies Ltd
1831 Boulevard West
Richmond, VA 23230

Pearson Matthew T And Nicole C
3156 Ellwood Ave
Richmond, VA 23221

Peeples Scott And Kelin Elizabeth
5 N Aubrun Ave
Richmond, VA 23221

Powers Margaret A Syler Living Trust
Trustee
1611 Black Heath Rd
Midlothian, VA 23113

Rackley Tyler
Po Box 14810
Richmond, VA 23221

Rubis Steven
3131 A Ellwood Ave
Richmond, VA 23221

Shropshire Anne G
3131 Floyd Ave
Richmond, VA 23221

Slayton Cole M And Koch Sydni M
3150 Ellwood Ave
Richmond, VA 23221

Van Lear Elizabeth Lee
3133 Floyd Ave
Richmond, VA 23221

Zullo Nicholas Salvatore And Jessica
Callaway
3145 Floyd Ave
Richmond, VA 23221

Property: 3144 Ellwood Ave **Parcel ID:** W0001407058

Parcel

Street Address: 3144 Ellwood Ave Richmond, VA 23221-
Owner: JAMISON DONALD R LIVING TRUST TRS
Mailing Address: 3144 ELLWOOD AVE, RICHMOND, VA 23221
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 214 - Benedictine/Museum Dist
Property Class: 120 - R Two Story
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2025
Land Value: \$250,000
Improvement Value: \$271,000
Total Value: \$521,000
Area Tax: \$0
Special Assessment District:

Land Description

Parcel Square Feet: 6682.5
Acreage: 0.1534
Property Description 1: 0049.50X0135.00 0000.000
State Plane Coords(?): X= 11778307.011760 Y= 3727189.644097
Latitude: 37.55478862 , **Longitude:** -77.48109791

Description

Land Type: Residential Lot A
Topology:
Front Size: 49
Rear Size: 135
Parcel Square Feet: 6682.5
Acreage: 0.1534
Property Description 1: 0049.50X0135.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11778307.011760 Y= 3727189.644097
Latitude: 37.55478862 , **Longitude:** -77.48109791

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$250,000	\$271,000	\$521,000	Not Available
2024	\$245,000	\$256,000	\$501,000	Not Available
2023	\$215,000	\$253,000	\$468,000	Not Available
2022	\$155,000	\$231,000	\$386,000	Not Available
2021	\$130,000	\$228,000	\$358,000	Not Available
2020	\$125,000	\$226,000	\$351,000	Reassessment
2019	\$125,000	\$212,000	\$337,000	Reassessment
2018	\$125,000	\$183,000	\$308,000	Reassessment
2017	\$115,000	\$186,000	\$301,000	Reassessment
2016	\$110,000	\$186,000	\$296,000	Reassessment
2015	\$110,000	\$179,000	\$289,000	Reassessment
2014	\$125,000	\$152,000	\$277,000	Reassessment
2013	\$101,000	\$144,000	\$245,000	Reassessment
2012	\$101,000	\$144,000	\$245,000	Reassessment
2011	\$101,000	\$150,000	\$251,000	CarryOver
2010	\$101,000	\$150,000	\$251,000	Reassessment
2009	\$101,300	\$152,700	\$254,000	Reassessment
2008	\$84,000	\$185,000	\$269,000	Reassessment
2007	\$84,000	\$176,400	\$260,400	Reassessment
2006	\$96,600	\$146,800	\$243,400	Reassessment
2005	\$76,100	\$124,400	\$200,500	Reassessment
2004	\$76,100	\$124,400	\$200,500	Reassessment
2003	\$72,500	\$118,500	\$191,000	Reassessment
2002	\$49,900	\$112,100	\$162,000	Reassessment
2001	\$44,200	\$99,200	\$143,400	Reassessment
1998	\$33,000	\$74,000	\$107,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
11/20/2017	\$0	Not Available	ID2017-24295	
05/26/1989	\$87,500	Not Available	00203-0007	
05/01/1987	\$50,000	Not Available	000123-01011	
11/18/1986	\$38,200	Not Available	000102-00187	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: Near West
Traffic Zone: 1092
City Neighborhood Code: MUSD
City Neighborhood Name: The Museum District
Civic Code:
Civic Association Name: Fan Area Business Alliance
Subdivision Name: NONE
City Old and Historic District:
National historic District: West of Boulevard
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	1017	0409001	040900
1990	118	0409001	040900

Schools

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

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 18
Dispatch Zone: 047A

Public Works Schedules

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

Government Districts

Council District: 1
Council District for 2025 (Current Election): 1
Voter Precinct: 114
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: 001 -
Year Built: 1917
Stories: 2
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 4
Number Of Full Baths: 2
Number Of Half Baths: 1
Condition: AV
Foundation Type:
1st Predominant Exterior: Common Brick
2nd Predominant Exterior: Masonry
Roof Style: Flat or Shed
Roof Material: Metal, preformed corrugat
Interior Wall: Drywall
Floor Finish: Hardwood, Hardener and sealer,
Heating Type: Forced Air
Central Air: N
Basement Garage Car #: 0
Fireplace: N

Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 1470 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 735 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

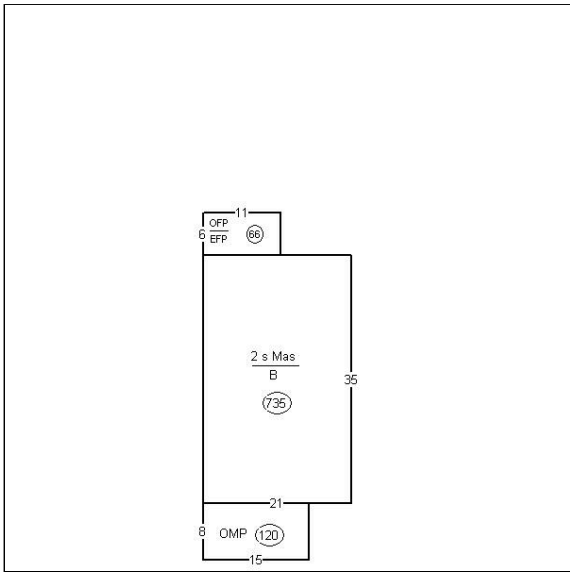
Name:W0001407058 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:W0001407058 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 Jamison Donald R Living Trust PHONE: (Home) () (Mobile) ()

OWNER: 3144 Ellwood Ave FAX: () (Work) ()

(Name/Address) Richmond VA, 23221 E-mail Address: _____

OWNER'S REPRESENTATIVE:

(Name/Address) Mark Baker PHONE: (Home) () (Mobile) (804) 874-6275

Baker Development Resources FAX: () (Work) ()

530 East Main Street, Ste 730 E-mail Address: markbaker@bakerdevelopmentresources.com

Richmond VA, 23219

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES): 3144 Ellwood Ave

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.4

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

TAX PARCEL NUMBER(S): W000-1407/058 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width are not met. A lot area of 5,000 square feet and a lot width of 50 feet is required; a lot area of 3374 square feet and a lot width of 25 feet is proposed.

DATE REQUEST DISAPPROVED: July 17, 2025 FEE WAIVER: YES ☐ NO: ☒

DATE FILED: July 17, 2025 TIME FILED: 2:25 p.m. PREPARED BY: Madison Sobczak RECEIPT NO. BZAR-169708-2025

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: 8/7/2025

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

CASE NUMBER: BZA 32-2025 HEARING DATE: September 3, 2025 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 32-2025
150' Buffer

APPLICANT(S): Jamison Donald R Living Trust

PREMISES: 3144 Ellwood Avenue
(Tax Parcel Number W000-1407/058)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.4(1)
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.

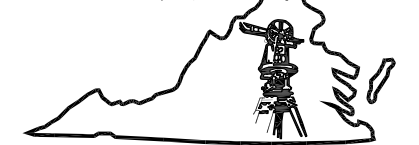
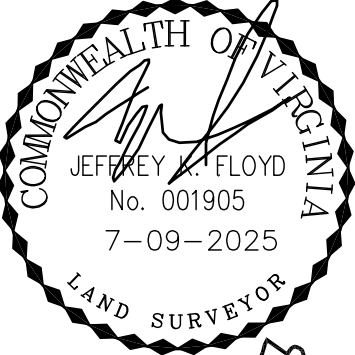
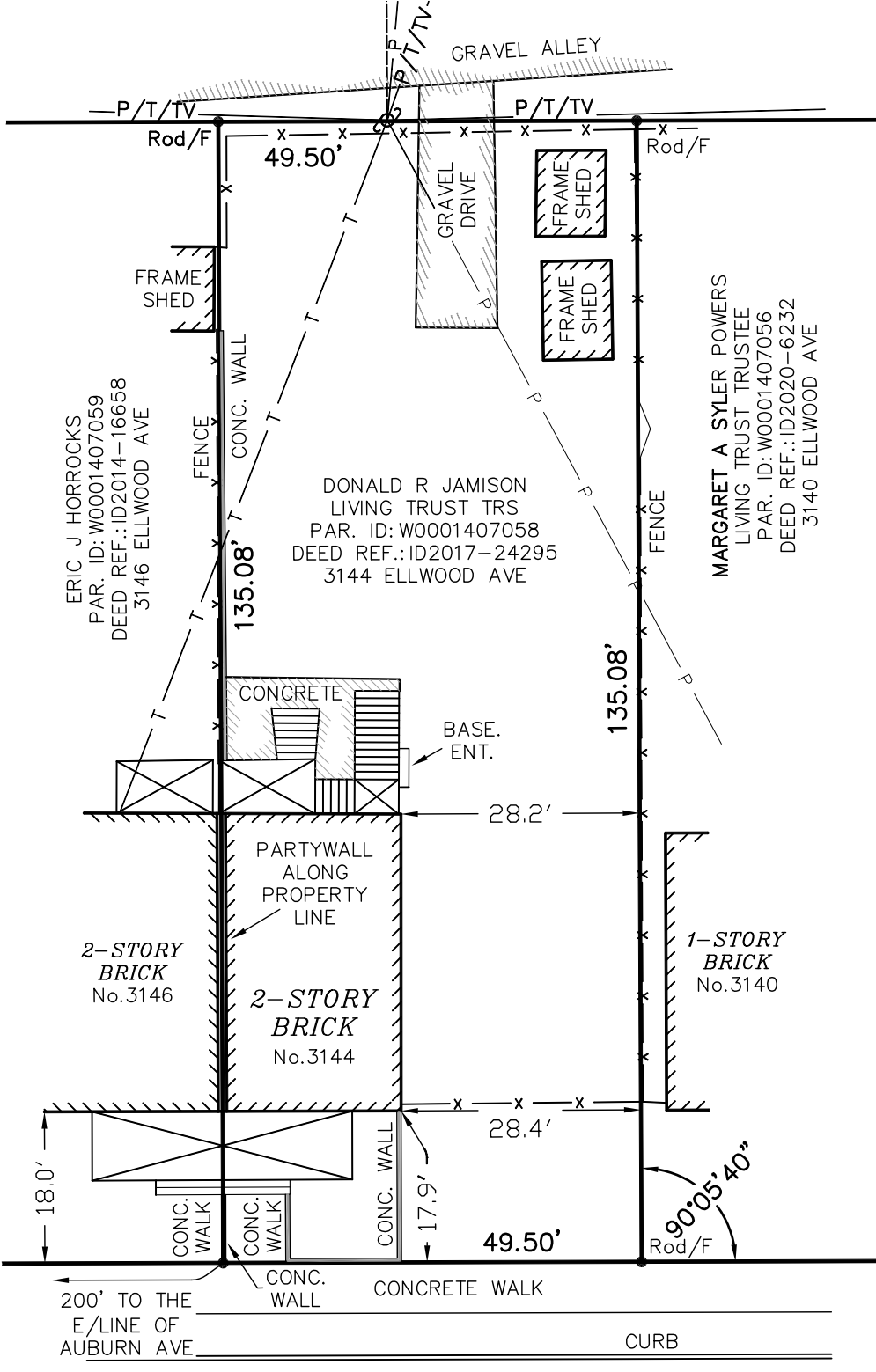
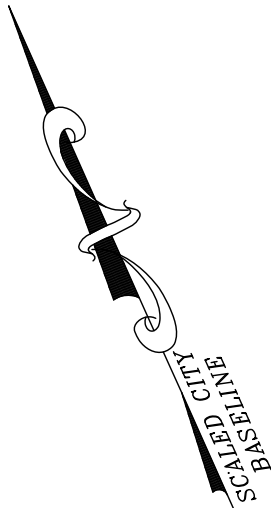
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please 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 7-09-2025 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
COPYRIGHT © VIRGINIA SURVEYS
All rights reserved.

ELLWOOD AVE
66' R/W

MAP SHOWING THE IMPROVEMENTS
AT 3144 ELLWOOD AVENUE
IN THE CITY OF RICHMOND, VA.

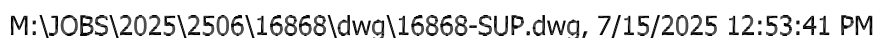
DATE: 7-09-2025

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 250616868



The floor plan is divided into two main sections: the upper level (top) and the lower level (bottom).

Upper Level:

- Master Suite:** Located on the left, featuring a TV wall, a bed, and a closet. Dimensions include 18'-0" and 9'-0" for the overall width and depth.
- Bedroom 3:** A large bedroom in the center, labeled with a circled 'SD'. It includes a 2x6 x 42" tall kneewall and a closet.
- Bedroom 2:** Located on the right, labeled with a circled 'SD'. It features a 2x6 wall, a closet, and a window.
- Hallway:** A central hallway connects the bedrooms and the stairs. It includes a door labeled 'D17' and a closet labeled 'CLO'. A red note indicates: "PER SECTION E408.2 OF BOIS VA RESIDENTIAL CODE THERE SHALL BE A VENT OPENING WITHIN 3' OF EACH CORNER".
- Stairs:** A set of stairs is located in the center of the upper level.

Lower Level:

- Rear Porch:** Located on the left, featuring a double sliding unit and a TV wall.
- Living Room:** Adjacent to the rear porch, featuring a TV wall and a fireplace labeled 'OPT GAS FIREPLACE'.
- Dining Room:** Located in the center, featuring a dining table and chairs. It is labeled with a circled 'SD'.
- Kitchen:** Adjacent to the dining room, featuring a kitchen island, a refrigerator, and a sink. It is labeled with a circled 'FE'.
- Office:** Located on the right, featuring a desk and a chair. It is labeled with a circled 'SD'.
- Front Porch:** Located on the far right, featuring a front door and a small porch area.
- Hallway:** A central hallway connects the living room, dining room, kitchen, and office. It includes a door labeled 'D17' and a closet labeled 'CLO'. A red note indicates: "PER SECTION E408.2 OF BOIS VA RESIDENTIAL CODE THERE SHALL BE A VENT OPENING WITHIN 3' OF EACH CORNER".
- Stairs:** A set of stairs is located in the center of the lower level.

The plan is heavily annotated with dimensions and room labels. Key dimensions include 18'-0", 9'-0", 13'-0", 11'-0", 10'-0", 7'-0", 6'-0", 5'-0", 4'-0", 3'-0", 2'-0", 1'-0", 0'-0", 0'-6", 0'-8", 0'-10", 0'-12", 0'-14", 0'-16", 0'-18", 0'-20", 0'-22", 0'-24", 0'-26", 0'-28", 0'-30", 0'-32", 0'-34", 0'-36", 0'-38", 0'-40", 0'-42", 0'-44", 0'-46", 0'-48", 0'-50", 0'-52", 0'-54", 0'-56", 0'-58", 0'-60", 0'-62", 0'-64", 0'-66", 0'-68", 0'-70", 0'-72", 0'-74", 0'-76", 0'-78", 0'-80", 0'-82", 0'-84", 0'-86", 0'-88", 0'-90", 0'-92", 0'-94", 0'-96", 0'-98", 0'-100".

1097 S.F.

1213 S.F.

[illegible]

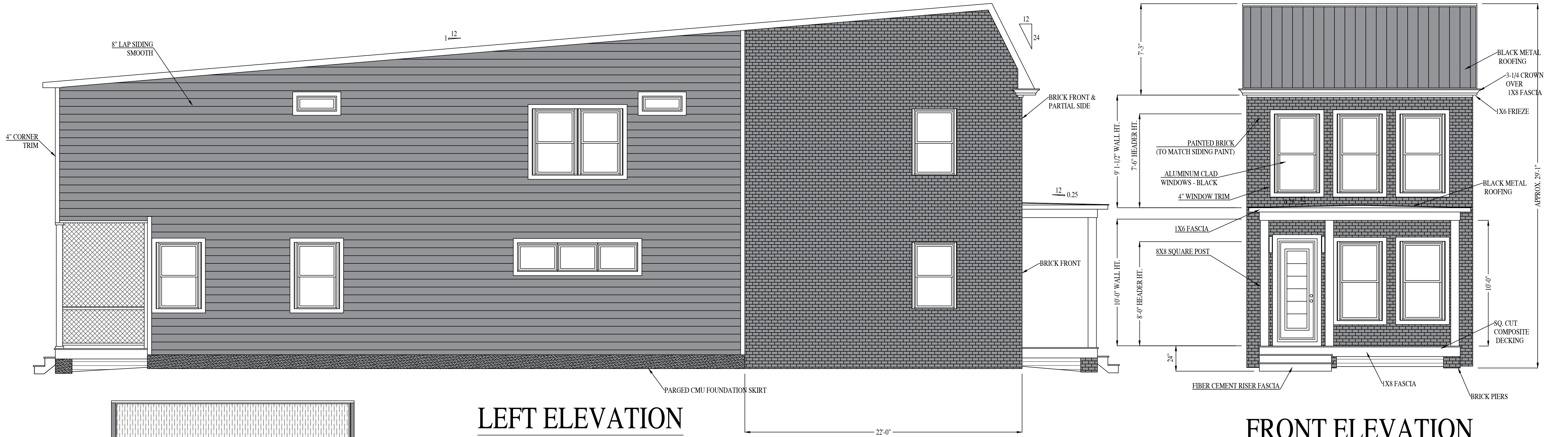
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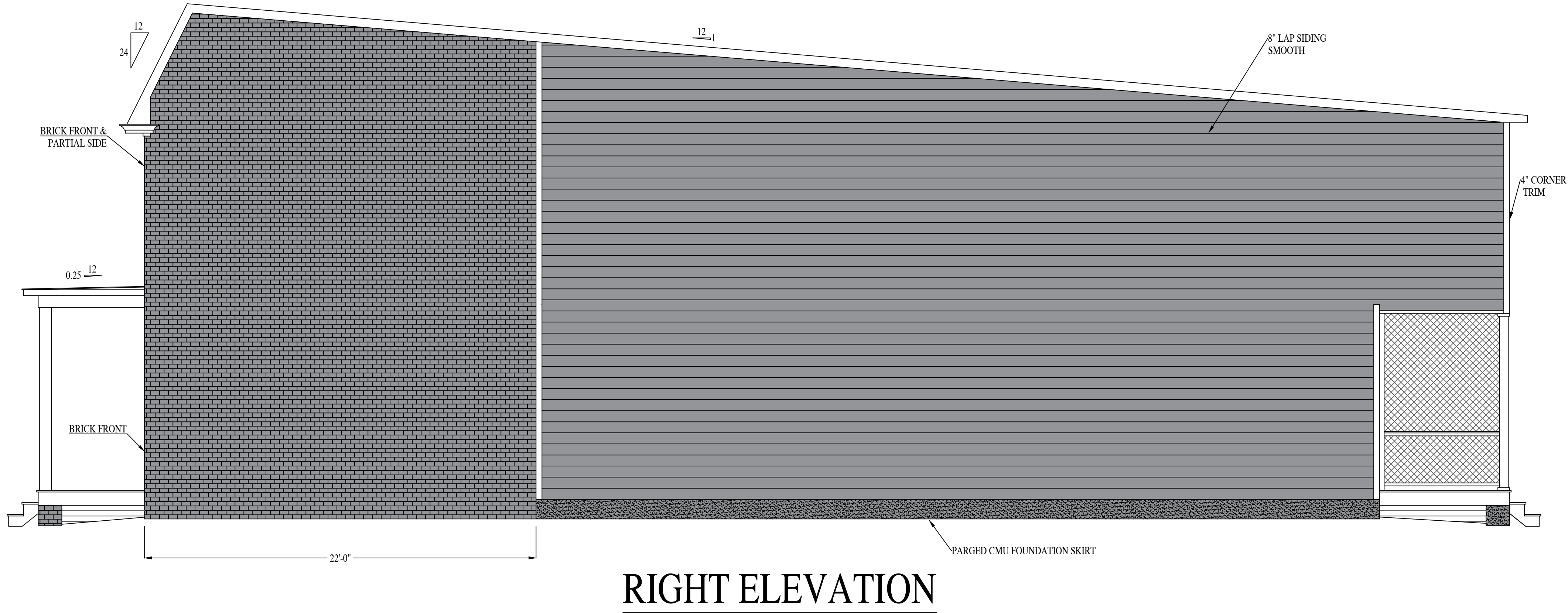
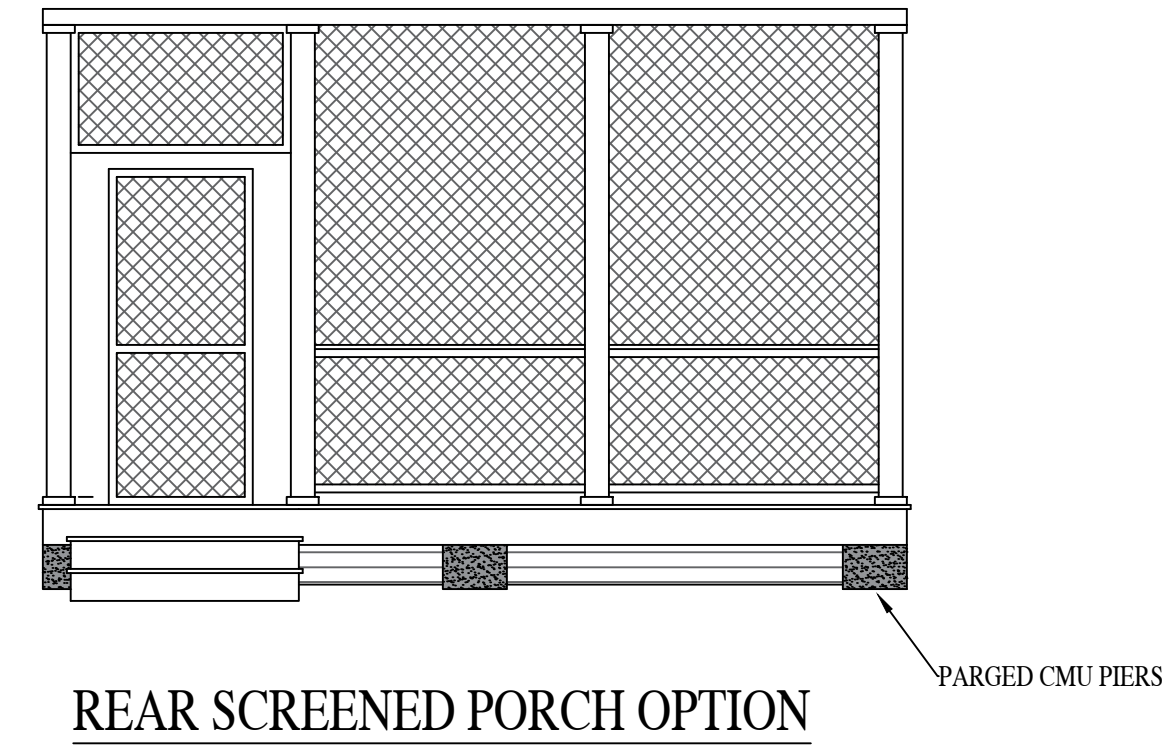
RIVER MILL DEVELOPMENT I

RIVERMILLDEVELOPMENT@GMAIL.COM

3142 Ellwood Ave



REAR ELEVATION



REVISION NOTES

SCALE:

1/4" = 1'-0"

DATE:

SHEET:

A2.1



RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**ZONING
ADMINISTRATION**

May 1, 2025

Kyle Gragnani
4606 Stuart Avenue
Richmond, Virginia 23226

RE: 3144 Ellwood Avenue
Tax Parcel: W000-1407/058

Dear Mr. Gragnani:

Thank you for your request for a *Zoning Confirmation Letter* regarding the above referenced property. In response to your request, as of the date of this letter, be advised of the following:

The subject property is located within an R-6 (Single-Family Attached Residential) zoning district. The R-6 District requires a minimum lot area of not less than five thousand square feet (5,000 SF) and a minimum lot width of not less than fifty feet (50') for single-family detached dwellings. Single-family attached dwellings require a minimum lot area of not less than two thousand two hundred square feet (2,200 SF). There is no minimum lot width requirement. However, no individual attached dwelling unit shall be less than sixteen feet (16') in width. According to City Assessor's records, the subject property has a road frontage of 49.5 feet along Ellwood Avenue and a lot depth of one hundred thirty-five feet (135'), which results in a lot area of 6,682.0 square feet (0.1534 Acres).

According to a November 15, 2017, Deed (most current), the subject property has conveyed as *"All those certain lots or parcels of land with improvements thereon and appurtenances thereto, belonging, situated in the City of Richmond, Virginia on the northern line of Ellwood Avenue, known as 3142 and 3144 Ellwood Avenue, described as follows: Beginning on the northern line of Ellwood Avenue at a point distant thereon 200 feet east from the eastern line of Auburn Avenue; thence running eastwardly along and fronting on the northern line of Ellwood Avenue 49.50' to appoint; thence extending back northwardly from Ellwood Avenue 135' to an alley; thence in a eastwardly direction 49.50' to a point on an alley, thence southwardly 135' to a point on the northern line of Ellwood Avenue which is the point of beginning, all as more particularly shown as Parcel A and Parcel B on a plat of survey prepared by Phillip H. Brooks, Certified Land Surveyor, dated December 8, 1972, entitled "Map of Two Parcels of Land, A and B, No. 3142 and 3144, Situated On The North Side of Ellwood Avenue, East of Auburn Avenue in the City of Richmond, Virginia, Showing Improvements Thereon"...It being the same property conveyed..."*. The subject property is deeded as two (2) independent lots of record and has been since, at least 1942.

As proposed, your intent is to split the subject property, retain the existing single-family dwelling and create a new independent vacant lot for the construction of a future single-family detached dwelling fronting on Ellwood Avenue. According to City records, the subject property is improved with a single-family attached dwelling and accessory buildings (sheds), which are located on the unimproved eastern portion of the subject property. Without a more definitive proposal from you (i.e. current survey showing the square footage of the property, the existing improvements,

Kyle Gragnani
RE: 3144 Ellwood Avenue
May 1, 2025
Page 2

proposed division line, etc...), this Office cannot determine compliance with the R-6 District requirements. According to City records, the existing single-family attached dwelling known as 3144 Ellwood Avenue was constructed in 1917 and according to the aforementioned 1972 Plat, by Phillip H. Brooks, the existing single-family attached dwelling is located on Parcel "B", which has a road frontage of 24.5 feet along Ellwood Avenue and a lot depth of 135.0 feet, which would result in an approximate lot area of 3,307.0 square feet. Parcel "A" known as 3142 Ellwood Avenue was shown as being unimproved and has historically been used as a side yard for the main building. Parcel "A" is shown as having a road frontage of 25.0 feet along Ellwood Avenue and a lot depth of 135.0 feet, which would result in an approximate lot area of 3,375.0 square feet. As per Section 30-1220 of the Zoning Ordinance, a lot is defined as *"a single lot of record or a combination of contiguous lots of record"*. The use of Parcel "A" as a side yard for the main building resulted in the combination of the lots into one (1) lot for zoning purposes. Therefore, once parcels are combined, any subsequent division thereof must be done in compliance with applicable zoning regulations. Since, the minimum lot area and lot width would not be met for any future division of the subject property (Parcel "A"), requesting and obtaining special approval from the Board of Zoning Appeals (BZA) or by City Council would be a possibility. Be advised, it may be difficult to obtain approval from the BZA unless you can prove the proposed lot(s) are consistent with the predominate lot areas and lot widths in the immediate vicinity of the property. For information concerning the BZA process, please contact the Zoning Administration Office at 646-6340. For information concerning the Special Use Permit (SUP) process, please contact the Land Use Administration Office at 646-6304.

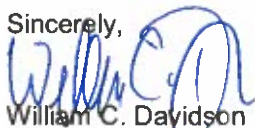
The subject property is located within the "West of the Boulevard Design Overlay District". Any exterior rehabilitation to the existing building or any new construction may require approval by the Urban Design Committee (UDC). For information concerning the UDC, please contact Kevin G. Costanzo, Planner by email at kevin.costanzo@rva.gov.

Be advised, upon submittal of specific development plans, including detailed floor plans, for any proposed use(s), this office will evaluate for conformance with all zoning requirements in effect at that time.

You are hereby advised that you have thirty (30) days from this notice in which to appeal this decision to the Board of Zoning Appeals, in accordance with §15.2-2311 of the Code of Virginia and §17.19 of the Richmond City Charter, or this decision shall be final and unappealable. Such appeal must be in writing and must be filed with the Secretary to the Board of Zoning Appeals. Said appeal shall indicate in specific terms the grounds for the appeal and must be accompanied by a filing fee of two hundred fifty dollars (\$250.00).

I hope this information is sufficient. Should you have any additional questions, please contact Senior Planner David Duckhardt by e-mail at: david.duckhardt@richmondgov.com or by telephone at: (804) 646-6917.

Sincerely,



William C. Davidson
Zoning Administrator

cc: Donald R. Jamison Living Trust TRS
3144 Ellwood Avenue
Richmond, VA 23221

From: Sobczak, Madison A. - PDR
Sent: Thursday, August 7, 2025 9:12 AM
To: Sobczak, Madison A. - PDR
Subject: FW: Re: West of the Boulevard Overlay - 3144 Ellwood BZA case

From: Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov>
Sent: Thursday, July 31, 2025 11:48 AM
To: Will Gillette <will@bakerdevelopmentresources.com>
Cc: Sobczak, Madison A. - PDR <Madison.Sobczak@rva.gov>
Subject: RE: Re: West of the Boulevard Overlay - 3144 Ellwood BZA case

Hey Will, sorry for the delay.

Yes what you have shown will meet the guidelines and provide enough info to put my approval in the building permit.

However, those dimensions are going to be very tight for y'all. I am going to have to put a condition on the approval that spells out the related guidelines.

Thanks,

Ray Roakes

Urban Design Planner | authentiCITY Studio

Secretary Urban Design Committee

804-646-5467 | raymond.roakes@rva.gov

From: Will Gillette <will@bakerdevelopmentresources.com>
Sent: Thursday, July 31, 2025 11:00 AM
To: Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov>
Cc: Sobczak, Madison A. - PDR <Madison.Sobczak@rva.gov>
Subject: Fwd: Re: West of the Boulevard Overlay - 3144 Ellwood BZA case

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Ray, I just wanted to make sure that the attached exhibit below for the proposed dwelling at 3144 Ellwood has everything you need from a UDC perspective?

Thanks,

Will

----- Original Message -----

Subject:Re: West of the Boulevard Overlay - 3144 Ellwood BZA case

Date:2025-07-25 13:54

From:Will Gillette <will@bakerdevelopmentresources.com>

To:"Roakes, Raymond A. - PDR" <Raymond.Roakes@rva.gov>

Let me know how the attached looks for the 3144 Ellwood. I went out there and took the measurements this morning.

-Will

On 2025-07-24 14:23, Roakes, Raymond A. - PDR wrote:

Yes, but we would need the measurements for both existing houses and the proposed house.

I apologize I should have been more clear in my previous email.



Thanks,

Ray Roakes

Urban Design Planner | authentiCITY Studio

Secretary Urban Design Committee

804-646-5467 | raymond.roakes@rva.gov

From: Will Gillette <will@bakerdevelopmentresources.com>
Sent: Thursday, July 24, 2025 11:28 AM
To: Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov>
Subject: Re: West of the Boulevard Overlay - 3144 Ellwood BZA case

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Would this work to show the heights?

-Will

On 2025-07-17 12:09, Roakes, Raymond A. - PDR wrote:

Hey Will,

In general it looks good – but we would need more information (unless I am just missing seeing it on the plans).

2.B Where the new building is within 30 feet of Contributing Members on two sides, the Top of the Cornice shall not be higher than the top of the higher cornice of the adjacent Contributing Members and shall not be lower than the top of the lower cornice of the adjacent Contributing Members.

8.A Where the new building is within 30 feet of Contributing Members on one or two sides, the floor elevation shall match one adjacent Contributing Member.

10.C.2 Porches - Where the new building is within 30 feet of Contributing Members on two sides, the Top of Porch Cornice shall be no higher than the top of the higher cornice

of the adjacent Contributing Members and not lower than the top of the lower cornice of the adjacent Contributing Members.

Basically just need to see the measurements compared to the neighbors on the cornice, first floor elevation, and porch cornice.

I am open on how you demonstrate this, but prefer visually rather than in note form. You could use a street view and drop in the proposed house drawing to avoid having to draw the other houses. The other houses could be very simply drawn or only a small portion drawn as well.

Thanks,

Ray Roakes

Urban Design Planner | authentiCITY Studio

Secretary Urban Design Committee

804-646-5467 | raymond.roakes@rva.gov

From: Will Gillette <will@bakerdevelopmentresources.com>
Sent: Thursday, July 17, 2025 11:55 AM
To: Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov>
Subject: West of the Boulevard Overlay - 3144 Ellwood BZA case

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Hope you're doing well Ray.

We have applied for a BZA case at 3144 Ellwood Avenue to divide the lot and construct a new single-family detached dwelling. Since this is in the West of the Boulevard Design Overlay District, wanted to send it your way and make sure everything looked good. This is a similar design and same developer who did the new construction at 3131 Franklin which was built in 2022.

Ive attached the plans and the plat for the BZA case. Let me know if you need any additional information on this and what any next steps would be.

Will

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Will Gillette, AICP
Baker Development Resources
(e)will@bakerdevelopmentresources.com
(c)864.377.9140

530 East Main Street, Suite 600
Richmond, VA 23219

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