



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

November 10, 2025

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

Baker Development Resources
530 East Main Street, Suite 600
Richmond, VA 23219
Attn: Alessandro Ragazzi

To Whom It May Concern:

RE: BZA 45-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, December 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 3601 DECATUR STREET (Tax Parcel Number S000-2762/009), located in an R-5 (Single-Family Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **213 490 569#**. 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 December 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 a 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 45-2025
Page 2
November 10, 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, appearing to read "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most 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.

Bullock Lafonda And Greene Jamane
213 Silver Ridge Ct
Sandston, VA 23150

Chris Lamont Properties Llc
9426 Winterpock Rd
Chesterfield, VA 23832

Dragnich Steven W Trust Trustee
Po Box 907
Midlothian, VA 23113

Eckton Mark
3515 Decatur St
Richmond, VA 23224

Ford Alberta
3512 Hull Street
Richmond, VA 23224

Hallie Company Llc
210 East Main St
Richmond, VA 23219

Hart Nannette S
3604 Decatur St
Richmond, VA 23224

Horn Jesse Morris Ii
1103 Ridgecrest Drive
Henrico, VA 23229

Kelly Genevieve Edith Graham &
Chapman Sarah A
3511 Decatur St
Richmond, VA 23224

Kelly Philip G And Chapman Sarah A
3511 Decatur St
Richmond, VA 23224

Leach Fay N
3606 Decatur St
Richmond, VA 23224

LI And Mc Caudle Properties Llc
1217 Avatar Dr
Powhatan, VA 23139

Mayo Thomas A
3514 Decatur St
Richmond, VA 23224

Patterson Inger E
3607 Decatur St
Richmond, VA 23224

Peebles Luke N And Nicole
3602 Decatur St
Richmond, VA 23224

Premium Minds Llc
9310 Lakeland Dr
Henrico, VA 23229

Sims Jerry L Sr
7613 Ratling Dr
Midlothian, VA 23112

Turner Lillie M
3605 Decatur St
Richmond, VA 23224

Wentworth Mary Beth
18 N Davis Ave
Richmond, VA 23220

White Wyane L
3610 Decatur St
Richmond, VA 23224

Williams Arthur C Jr And Priscilla F
3609 Decatur St
Richmond, VA 23224

City of Richmond, VA Report

Property Owner

Name: TREK PROPERTIES LLC

Mailing Address: 3420 PUMP RD #285
RICHMOND, VA 23233

Parcel Use: R One Story

Neighborhood: 250

Property Information

Property Address: 3601 Decatur St

PIN S0002762009

Size: 0.235 Acres, 10230.000 Square Feet

Property Description: WEISIGERS PLAN L15-16 B7; 0066.00X0155.00 0000.000

Current Assessment

Year	Land	Improvements	Total
2026	\$61,000	\$86,000	\$147,000

Deed Transfers

Recordation Date	Book	Page	Deed Type	Consideration	🔍 Grantee
8/26/2025	ID2025	14098	BS	\$142,500	TREK PROPERTIES LLC
6/23/2025	ID2025	10236	BS	\$75,000	WHITTEN GLYNN
4/7/2025	ID2025	5294	NC	N/A	CHIPMAN SARAH BETH
12/27/2016	ID2016	25225	BS	\$34,000	SCHMIDT SARAH B
8/18/2009	IW2009	589	LH	\$0	MASON LINDA S & DONALD R & ROY
9/19/1973	00429	0747	N/A	\$7,500	MASON FLOYD W & EVA R
1/1/1900	00429	0747	N/A	\$7,500	Not Available

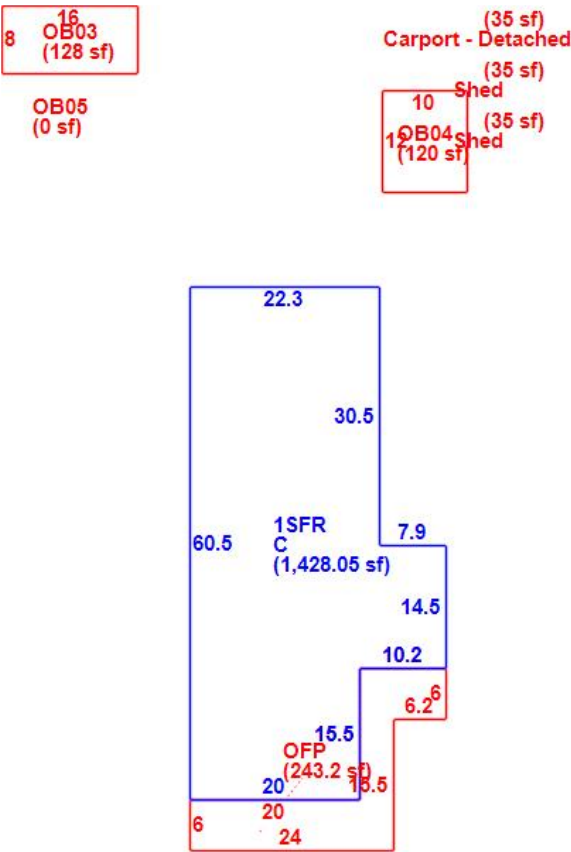
Residential Card 1 Details

Story	Style	Total Liv	Year Built
1.0	1sty Oldest	1,428	1920
Model:	RESIDENTIAL	Rooms:	Beds: 3
Interior Wall:	Drywall	Bathrooms:	Full: 1 Half: 0
Interior Wall 2:		Central AC:	Central air
Exterior Wall:	Metal or Vinyl Siding	Heat/Cool:	Heat Pump
Exterior Wall 2:		Floor Cover:	Softwood
Roof Type:	Gable	Floor Cover 2:	N/A
Roof Cover:	Composition shingle	Floor Cover 3:	N/A

Residential Card 1 Photo



Residential Card 1 Sketch



Building Sub-Areas (sq ft)

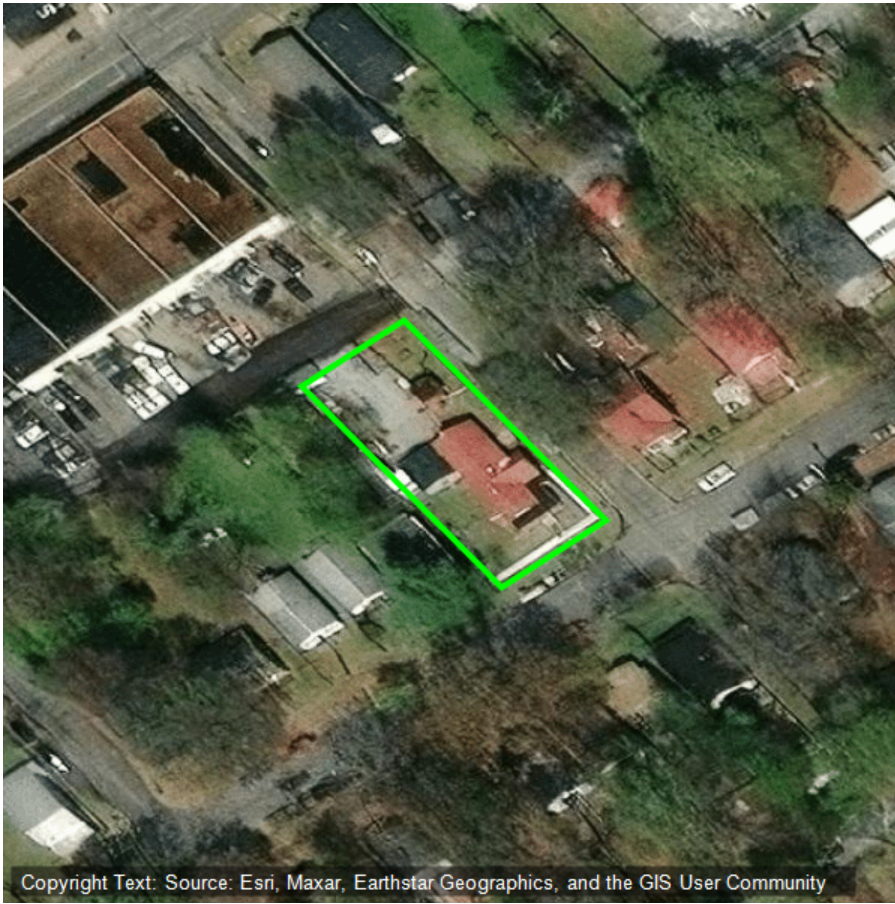
Code	Description	Gross Area	Living Area
1SFR	1 Story Frame - Fin	1,428	1,428
C	Crawl Space	1,428	0
OB03	Outbuilding	128	0
OB04	Outbuilding	120	0
OB05	Outbuilding	0	0
OFP	Porch - Open - Frame	243	0
Totals		3,347	1,428

Outbuildings

Code	Description	Sub Code-Description	Size
SHED	Shed	Concrete Block	120.00 SF
SHED	Shed	Wood Frame	120.00 SF
CARSHE	Carport - Detached	Wood Frame	361.00 SF

Assessment History			
Year	Land	Improvements	Total
2025	\$61,000	\$83,000	\$144,000
2024	\$61,000	\$80,000	\$141,000
2023	\$61,000	\$76,000	\$137,000
2022	\$45,000	\$57,000	\$102,000
2021	\$30,000	\$44,000	\$74,000
2020	\$25,000	\$44,000	\$69,000
2019	\$20,000	\$19,000	\$39,000
2018	\$20,000	\$18,000	\$38,000
2017	\$20,000	\$17,000	\$37,000
2016	\$20,000	\$33,000	\$53,000
2015	\$20,000	\$33,000	\$53,000
2014	\$18,000	\$35,000	\$53,000
2013	\$18,000	\$37,000	\$55,000
2012	\$18,000	\$43,000	\$61,000
2011	\$18,000	\$50,000	\$68,000
2010	\$18,000	\$50,000	\$68,000
2009	\$18,000	\$49,500	\$67,500
2008	\$18,000	\$49,500	\$67,500
2007	\$18,000	\$49,500	\$67,500
2006	\$11,500	\$47,100	\$58,600
2005	\$6,400	\$40,600	\$47,000

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 3601 Decatur Street PHONE: (Home) ____ (Mobile) ____
OWNER: Trek Properties LLC FAX: (Home) ____
(Name/Address) 3420 Pump Road #285 E-mail : ____
Richmond, VA 23233
OWNER'S Baker Development Resources PHONE: (Home) __ (Mobile) (804) 432-7892
REPRESENTATIVE Attn: Alessandro Ragazzi FAX: (Home) (__) (Mobile) ____
(Name/Address) 530 East Main Street, Ste 600 E-mail: alessandro@bakerdevelopmentresourcescom
Richmond, VA 23219

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 3601 Decatur Street
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER ____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.4
APPLICATION REQUIRED FOR: A lot split and building permit to construct one (1) new single family detached dwelling
TAX PARCEL NUMBER(S): S000-276/2009 ZONING DISTRICT: R-5 (Single Family Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of six thousand square feet (6,000 SF) and lot widths of fifty feet (50') are required. For Zoning purposes, one (1) lot having a lot area of 10,230 square feet and a lot width of 66 feet currently exists. A lot area of 4,573 square feet and a lot width of 29.5 feet is proposed for No. 3601 1/2. A lot area of 5,657 square feet and a lot width of 36.5 feet is proposed for No. 3601.
DATE REQUEST DISAPPROVED: 9/29/2025 FEE WAIVER: ☐ YES ☒ NO
DATE FILED: 9/29/2025 TIME FILED: 2:35 pm PREPARED BY: Delva Daley RECEIPT NO. BZAR-175274-2025
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: ____ - ____

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

CASE NUMBER: BZA 45-2025 HEARING DATE: December 3, 2025 AT 1:00 P.M.

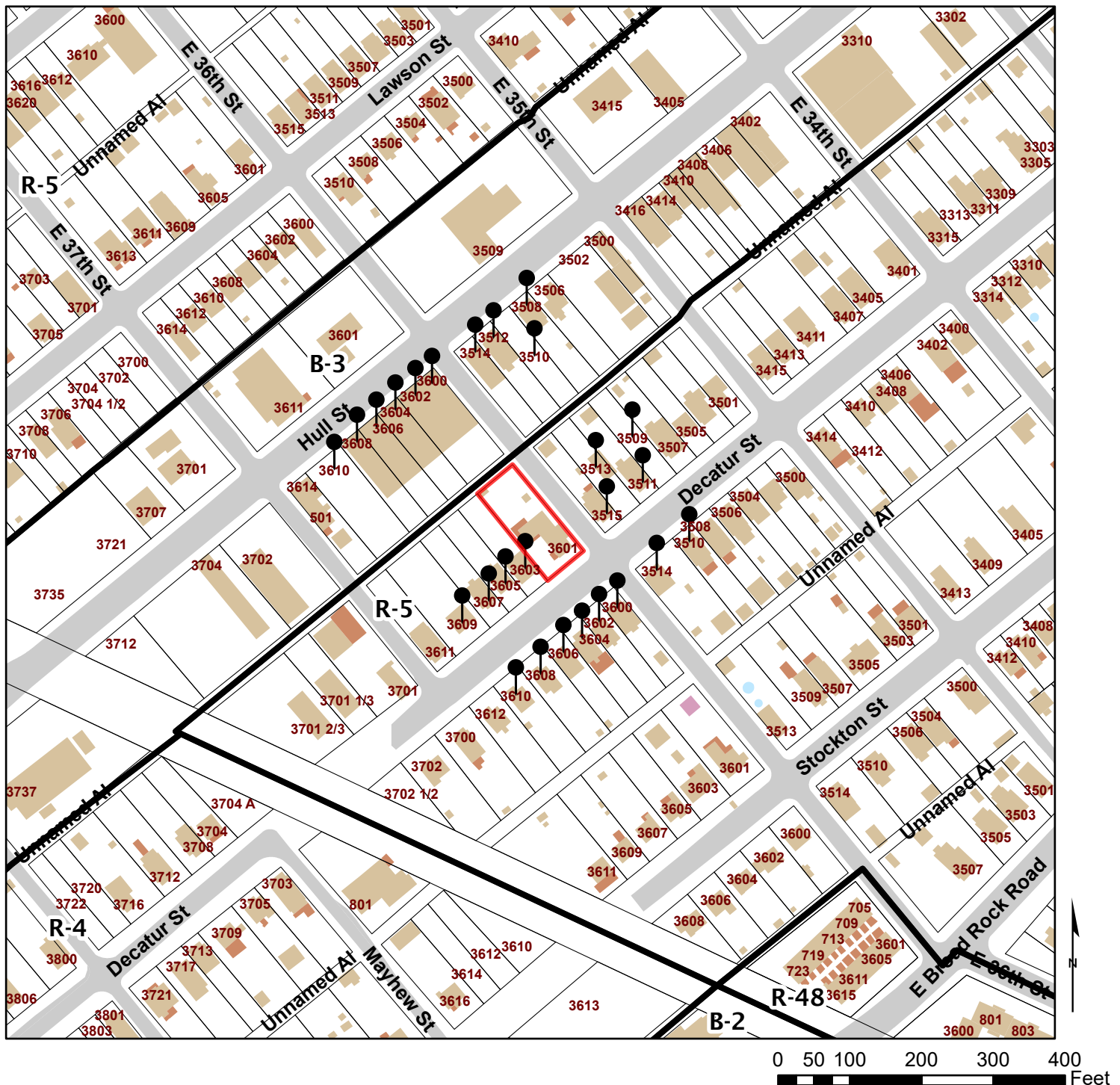
BOARD OF ZONING APPEALS CASE BZA 45-2025
150' Buffer

APPLICANT(S): Trek Properties LLC

PREMISES: 3601 Decatur Street
(Tax Parcel Number S000-2762/009)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4
of the Zoning Ordinance for the reason that:
The lot area and lot width requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

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

E 37TH STREET
40' R/W

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

E 36TH STREET
40' R/W

20'± ALLEY

ASPHALT

ROD(F)
ADJOINER FENCE
N50°32'31"E 66.00'
E/P
S
73.9'
12.1'
12.1'
155.00'
N39°27'29"W 155.00'
N39°27'29"E 155.00'
75.1'
S39°27'29"E 155.00'
10.1'
2.7'
2.8'
33.00'
33.00'
33.00'
33.00'
19.6'
19.6'
S50°32'31"W 66.00'
STONE(F)

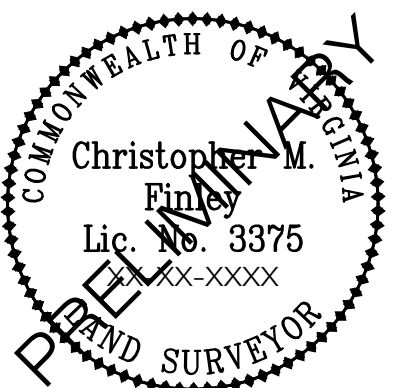
ZONED: R-5
SINGLE FAMILY RESIDENTIAL
6,000 SQ.FT. MIN.
LOT WIDTH = 50' MIN.
10% WIDTH REDUCTION = 45' MIN.

SETBACKS
F = 25'
S = 5'
R = 5'

CURRENT OWNER
TREK PROPERTIES LLC
#3601 DECATUR STREET
PIN: S000-2762/009
INST. 2500-14098

X.XXX SQ.FT.
X.XXX ACRES

DECATUR STREET
66' R/W



PLAT SHOWING A
PARCEL DIVISION OF PIN S0002762009
BEING LOTS 15 & 16, BLOCK 7,
WEISIGER'S SUBDIVISION

CITY OF RICHMOND, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / balzer.cc | westwoodps.com

REV: XX-XX-XXXX
DATE: XX-XX-XXXX
SCALE: 1" = X'
JOB: DPYR0XXX
DRAWN BY: XXX
CHECKED BY: XXX
SHEET XX OF XX



OWNER'S CONSENT

WE, TREK PROPERTIES LLC, AFFIRM THAT WE ARE THE OWNER OF THE PROPERTY DEPICTED ON THIS PLAT AND DO HEREBY AFFIRM THAT THE PARCEL LINE MODIFICATION AND LOT RENUMBERING SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

SIGNATURE: _____

PRINT: _____

TITLE: _____

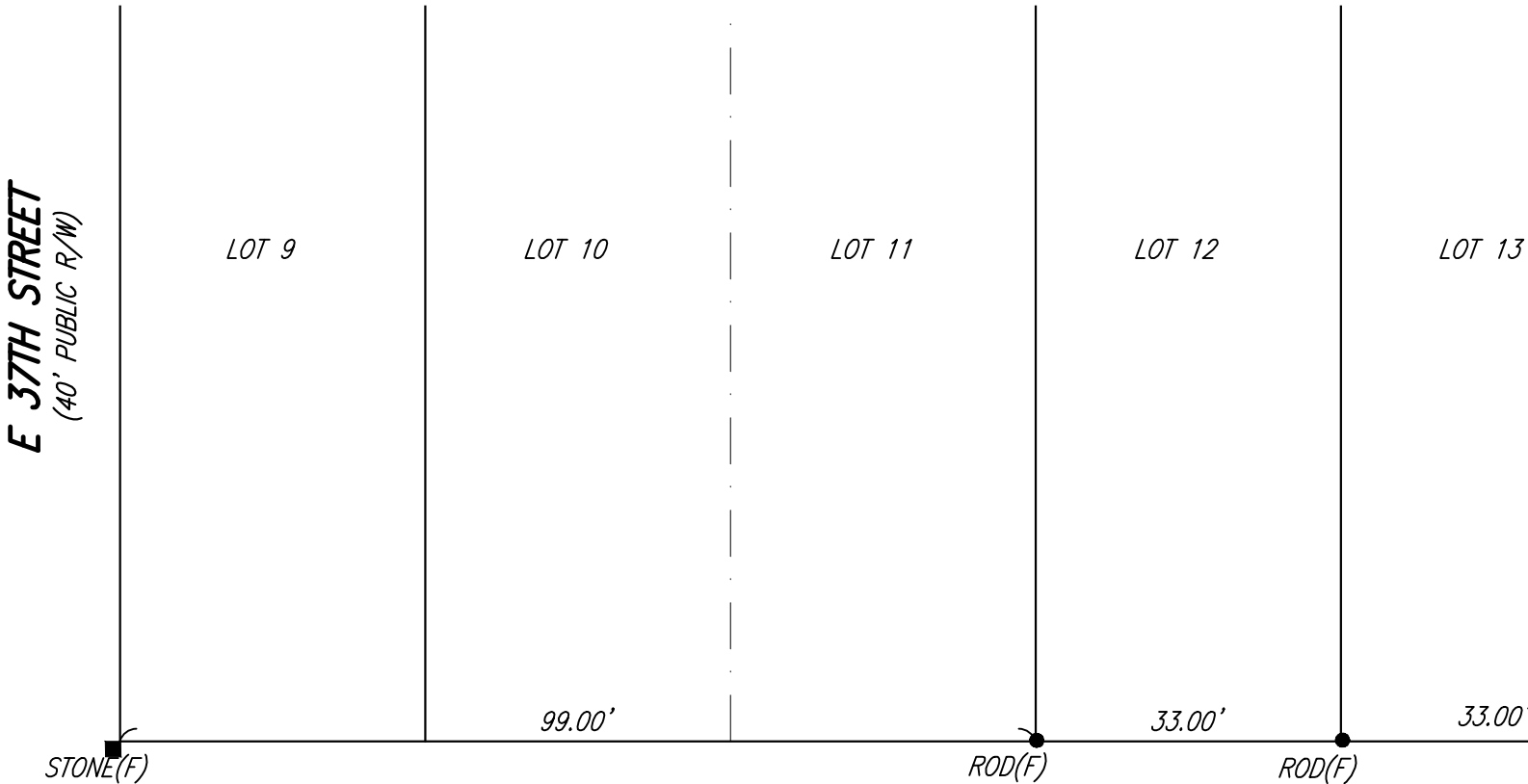
DATE: _____

COMMONWEALTH OF VIRGINIA

CITY / COUNTY OF _____ TO WIT:
I, _____, CERTIFY THAT _____ WHOSE
NAME IS SIGNED TO THE FOREGOING INSTRUMENT HAS ACKNOWLEDGED THE SAME BEFORE
ME THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC

REG. #: _____
EXPIRING: _____



SYMBOL LEGEND

	FIRE HYDRANT
	POWER METER
	UTILITY POLE
	WATER METER
	WATER VALVE

LINETYPE LEGEND

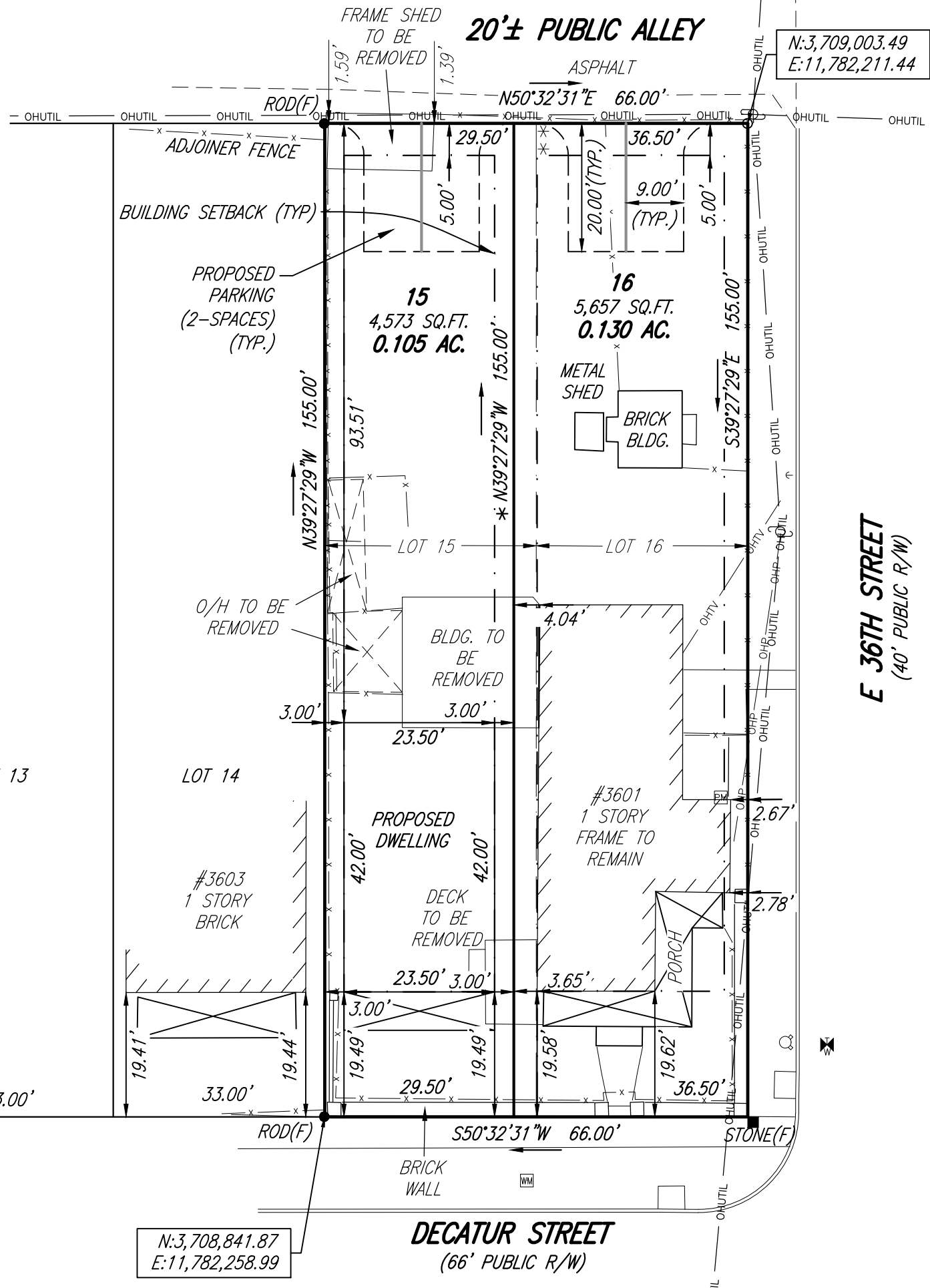
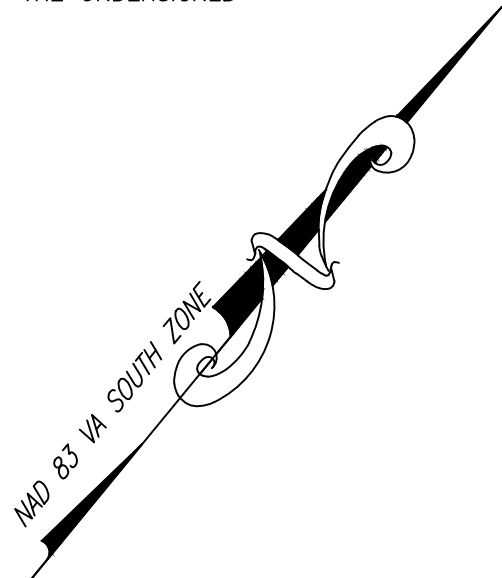
— OHUTIL —	OVERHEAD UTILITIES
— OHP —	OVERHEAD POWER
— OHTV —	OVERHEAD CATV

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION FOR RECORDATION IN CITY OF RICHMOND, VIRGINIA, HAVE BEEN COMPLIED WITH. ALL MONUMENTS HAVE BEEN PREVIOUSLY SET OR WILL BE SET BY 09-25-2026.

PRELIMINARY #2

BALZER & ASSOCIATES, INC., A WESTWOOD COMPANY

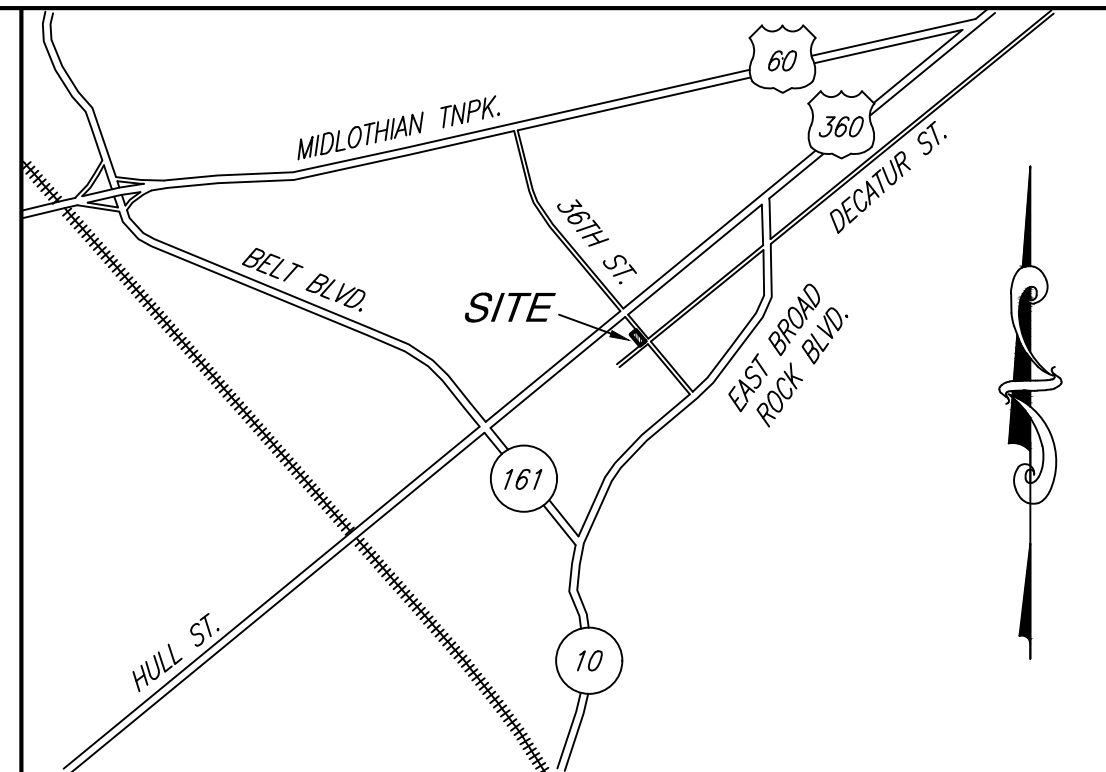


R-5 ZONING REQUIREMENTS

SETBACKS: F=25'
S=5', NON-CONFORMING LOTS ARE 10% OF THE LOT WIDTH
R=5'
LOT WIDTH: 50'
AREA: 6,000 SQ.FT.



Scale: 1" = 20'



VICINITY MAP
SCALE: 1"= 2000'

NOTES

PIN: S000-2762/009

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION THAT MAY BE DISCLOSED BY SUCH.

PROPERTY IS WITHIN F.E.M.A. DEFINED FLOOD ZONE "X" PER FLOOD RATE INSURANCE MAP No. 5101290039F, DATED JULY 8, 2025.

ZONING: R-5, SINGLE FAMILY RESIDENTIAL

WEISIGER'S SUBDIVISION ORIGINALLY RECORDED IN P.B. 2, PG. 312.

* NEW PARCEL LINE

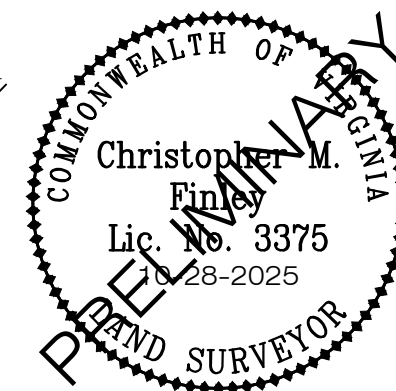
* OLD PARCEL LINE

SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO TREK PROPERTIES LLC FROM GLYNN WHITTEN BY DEED DATED THE 20TH DAY OF AUGUST, 2025, AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE 26TH DAY OF AUGUST, 2025, IN INSTRUMENT NUMBER 2500-14098.

PRELIMINARY #2

BALZER & ASSOCIATES, INC., A WESTWOOD COMPANY



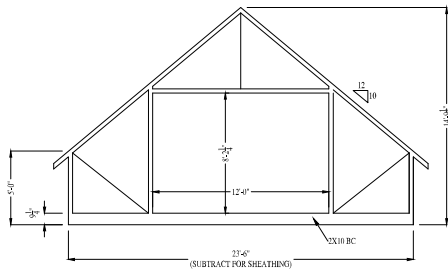
PARCEL LINE MODIFICATION OF
#3601 DECATUR STREET
BEING LOTS 15 & 16, BLOCK 7
OF WEISIGER'S SUBDIVISION

CITY OF RICHMOND, VIRGINIA

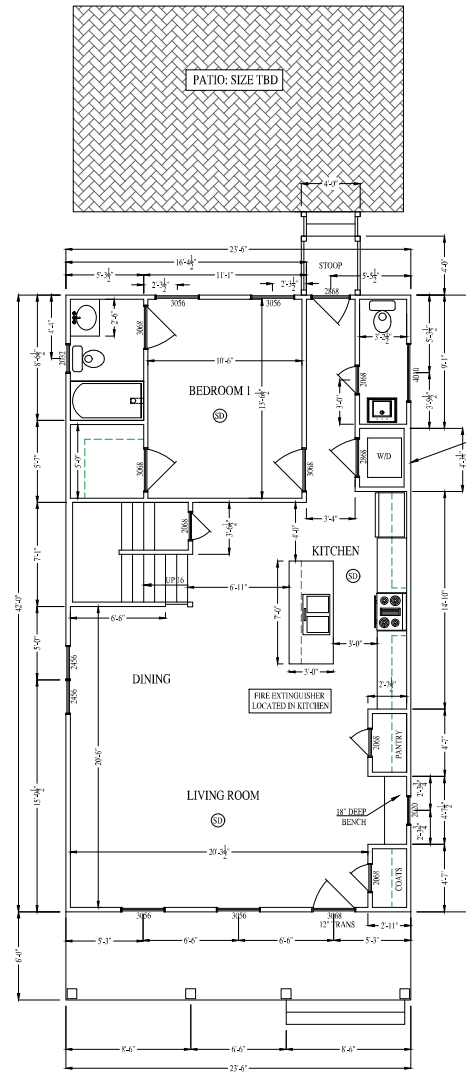
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / balzer.cc | westwoodps.com

DATE: 10-28-2025
SCALE: 1" = 20'
JOB: R0071632.00
DRAWN BY: WRL
CHECKED BY: OMF
SHEET 1 OF 1



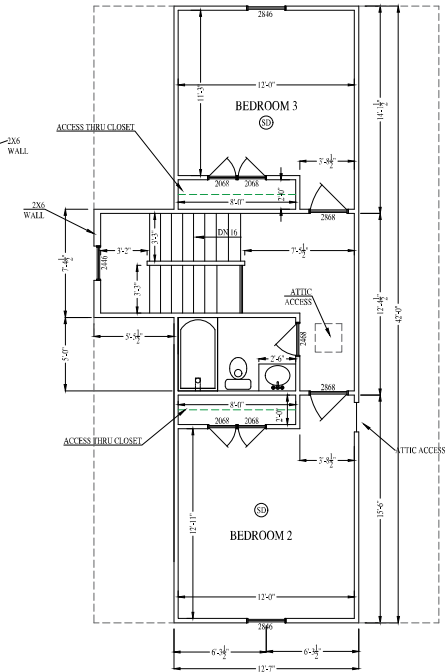


ATTIC TRUSS SECTION



FIRST FLOOR

1ST FLOOR HEATED SQ. FOOTAGE: 987 S.F.



SECOND FLOOR

2ND FLOOR HEATED SQ. FOOTAGE: 466 S.F.

3601 DECATUR ST.

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

REVISION NOTES

DATE	START

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

DATE:
8-14-2024

SHEET:
A1.1





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

[illegible]

SHEET:
A2.1

