



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#. video access by computer, smart phone or https://richmondva.legistar.com/Calendar.aspx. Select the Board of Zoning Appeals dropdown 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

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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,

Roy W. Benbow, Secretary Phone: (804) 240-2124

E-mail: Roy.Benbow@rva.gov

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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 **Chris Lamont Properties Llc** Dragnich Steven W Trust Trustee Po Box 907 213 Silver Ridge Ct 9426 Winterpock Rd Sandston, VA 23150 Chesterfield, VA 23832 Midlothian, VA 23113 **Eckton Mark** Ford Alberta Hallie Company Llc 3515 Decatur St 3512 Hull Street 210 East Main St Richmond, VA 23224 Richmond, VA 23224 Richmond, VA 23219 Kelly Genevieve Edith Graham & Hart Nannette S Horn Jesse Morris li 3604 Decatur St 1103 Ridgecrest Drive Chapman Sarah A Richmond, VA 23224 Henrico, VA 23229 3511 Decatur St Rcihmond, VA 23224 Kelly Philip G And Chapman Sarah A Leach Fay N Ll And Mc Caudle Properties Llc 3511 Decatur St 3606 Decatur St 1217 Avatar Dr Richmond, VA 23224 Richmond, VA 23224 Powhatan, VA 23139 Mayo Thomas A Patterson Inger E Peebles Luke N And Nicole 3514 Decatur St 3607 Decatur St 3602 Decatur St Richmond, VA 23224 Richmond, VA 23224 Richmond, VA 23224 Premium Minds Llc Turner Lillie M Sims Jerry L Sr 3605 Decatur St 9310 Lakeland Dr 7613 Ratling Dr Henrico, VA 23229 Midlothian, VA 23112 Richmond, VA 23224

Wentworth Mary Beth White Wyane L Williams Arthur C Jr And Priscilla F
18 N Davis Ave 3610 Decatur St 3609 Decatur St
Richmond, VA 23220 Richmond, VA 23224 Richmond, VA 23224

PIN: S0002762009 PID: 45835

As of: 11/7/2025 9:30:09 PM

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

00429

00429

0747

0747

N/A

N/A

Size: 0.235 Acres, 10230.000 Square Feet

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

Current Assessment

Deed Transfers

9/19/1973

1/1/1900

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

Deed Hallsleis					
Recordation Date	Book	Page	Deed Type	Consideration	② 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

\$7,500

\$7,500

MASON FLOYD W & EVA R

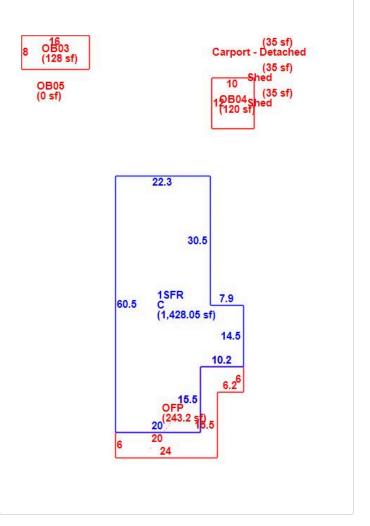
Not Available

esidential Card 1 D	etails		
Story	Style	Total Liv	Year Built
1.0	1sty Oldest	1,428	1920
Mode	RESIDENTIAL	Rooms:	Beds: 3
Interior Wa	l: 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 Typ	Gable Gable	Floor Cover 2:	N/A
Roof Cove	Composition shingle	Floor Cover 3:	N/A

Residential Card 1 Photo



Residential Card 1 Sketch



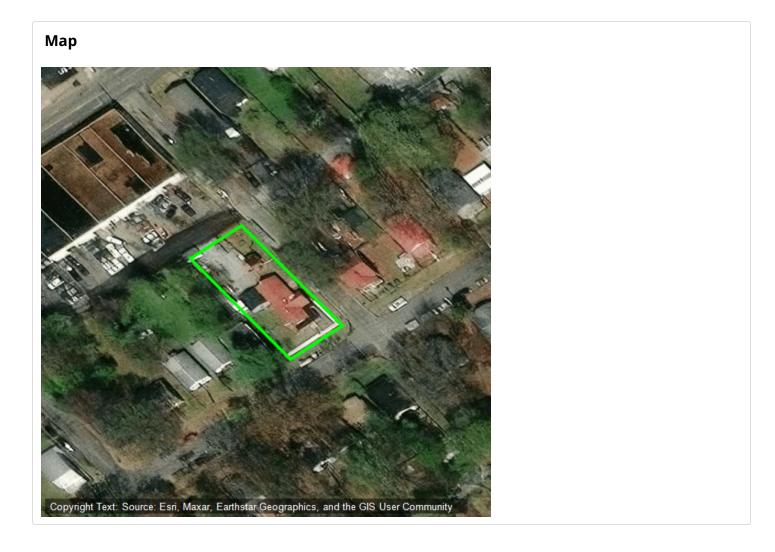
Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SFR	1 Story Frame - Fin	1,428	1,428
С	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



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 B	Y 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 ZON	NG ADMINISTRATION OFFICE
DD0D5D5V 4 DDD50		
	S (ES): 3601 Decatur Street	
TYPE OF APPLICATION	ON: VARIANCE X S	PECIAL EXCEPTION OTHER
ZONING ORDINANCE	E SECTION NUMBERS(S): <u>30-300 & 30-</u>	410.4
APPLICATION REQU	IRED FOR: A lot split and building perm	it to construct one (1) new single family detached
dwelling		
TAX PARCEL NUMBE	ER(S): <u>S000-276/2009</u> ZONING D	STRICT: R-5 (Single Family Residential)
REQUEST DISAPPRO	OVED 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,
•		width of 66 feet currently exists. A lot area of 4,573
-		3601 ½. A lot area of 5,657 square feet and a lot width
of 36.5 feet is propos	<u>ea for No. 3601.</u> APPROVED: 9/29/2025	FEE WAIVER: YES X NO
	<u> </u>	D BY: Delva Daley RECEIPT NO. BZAR-175274-2025
AS CERTIFIED BY:	1 200 0 3	(ZONING ADMINSTRATOR)
AG GERTIFIED DT.		(ZONING ADMINISTRATOR)
I BASE MY APPLICAT		
		CHARTER OF THE CITY OF RICHMOND
	OF THE CODE OF VIRGINIA	• •
SECTION 1040.3 PAR	AGRAPH(S) (2) OF THE A	ONING ORDINANCE OF THE CITY OF RICHMOND
	TO BE COMPLETED	BY APPLICANT
I have received the hand	douts, Suggestions for Presenting Your C	ase to the Board & Excerpts from the City Charter
I have been notified t considered.	hat I, or my representative, must be p	resent at the hearing at which my request will be
SIGNATURE OF OWN	NER OR AUTHORIZED AGENT:	Mille DATE:

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

CASE NUMBER: BZA 45-2025 HEARING DATE: _______ December 3, 2025 ____ AT _____ P.M.

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

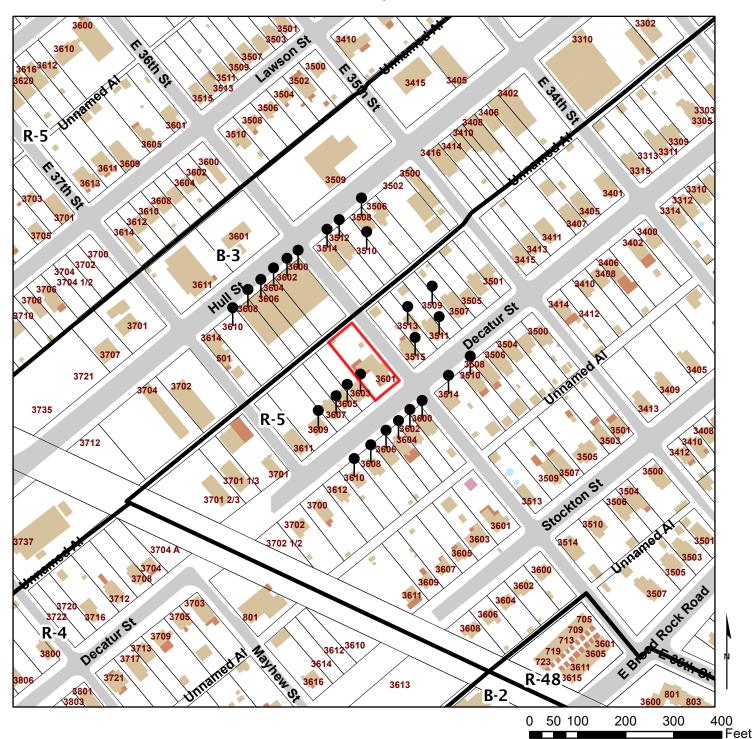
APPLICANT(S): Trek Properties LLC

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.





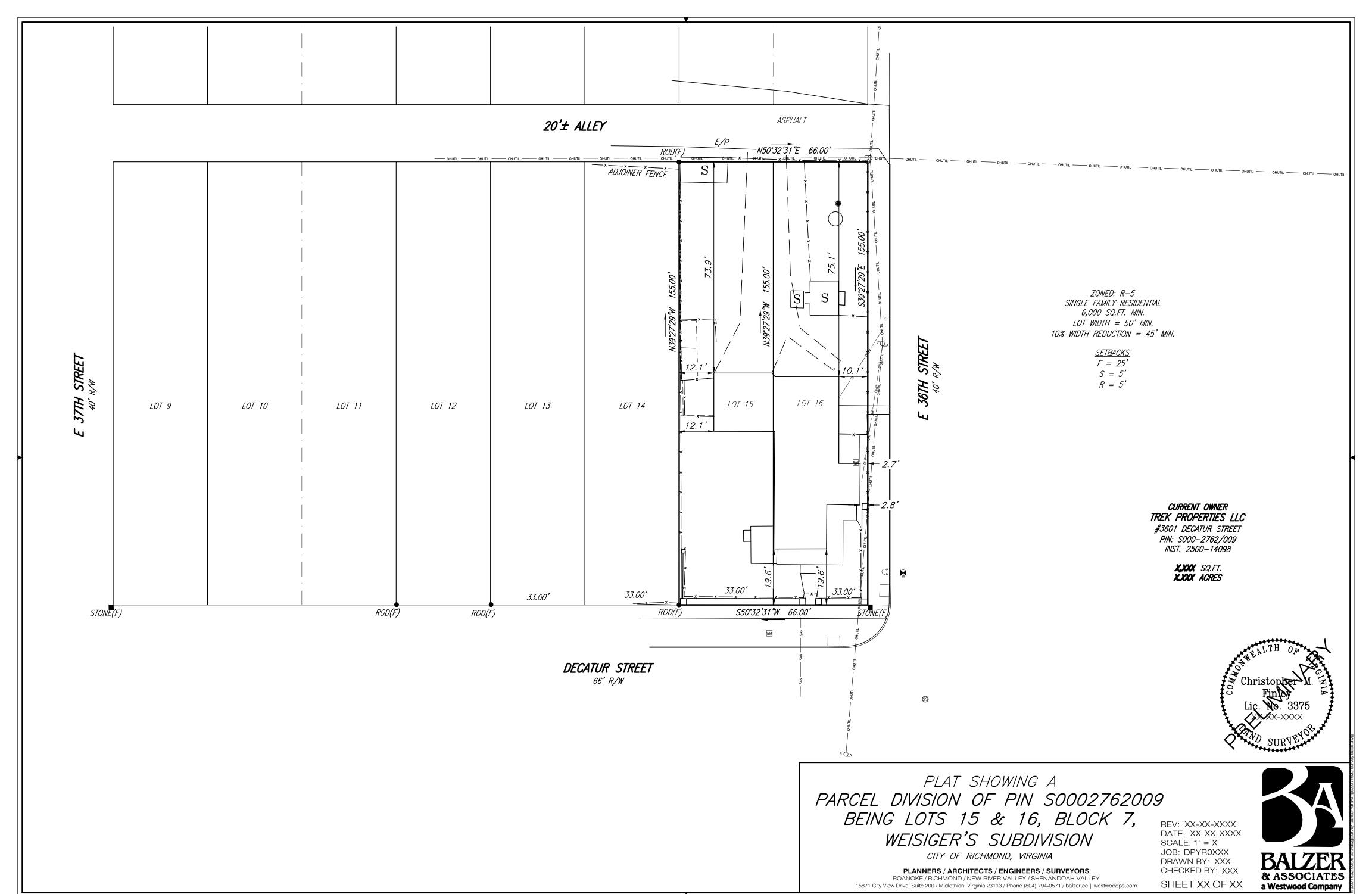
BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

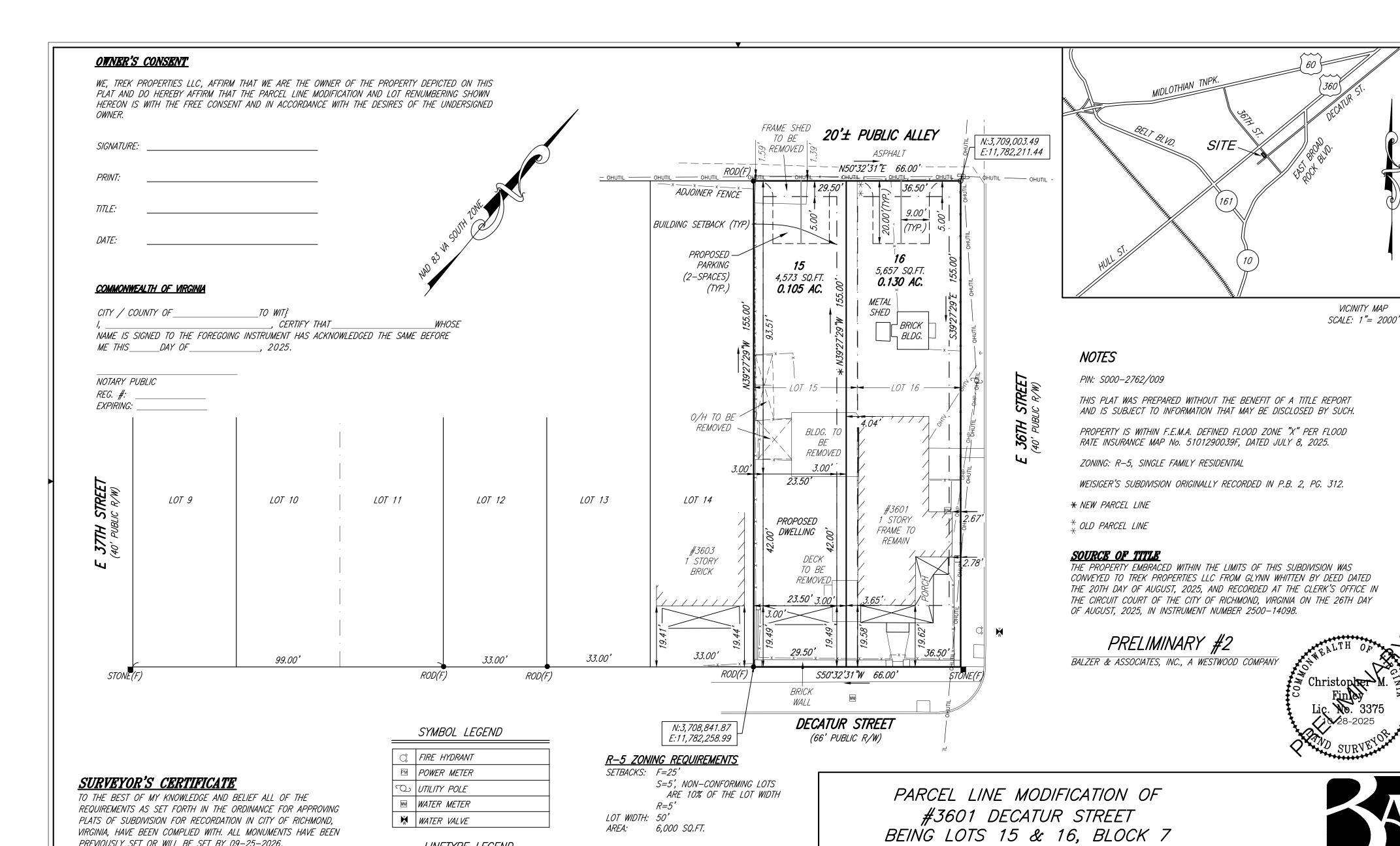
CITY OF RICHMOND, VIRGINIA

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 b	v Applicant or Auth	orized Agent	(Ulba)
Acknowledgement of Neceipt b	y Applicalit of Auti	IUIIZEU Ageiit	





JOB R0070955.00

& ASSOCIATES

a Westwood Company

RECORDED: _*P.B.:*__

Scale: 1" = 20'

60

20

LINETYPE LEGEND

— онитіL *— OVERHEAD UTILITIES*

OHTV — OVERHEAD CATV

— OVERHEAD POWER

PREVIOUSLY SET OR WILL BE SET BY 09-25-2026.

BALZER & ASSOCIATES, INC., A WESTWOOD COMPANY

PRELIMINARY #2

DATE: 10-28-2025

JOB: R0071632.00

CHECKED BY: CMF

SHEET 1 OF 1

DRAWN BY: WRL

SCALE: 1" = 20'

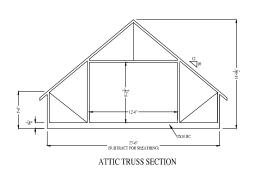
OF WEISIGER'S SUBDIVISION

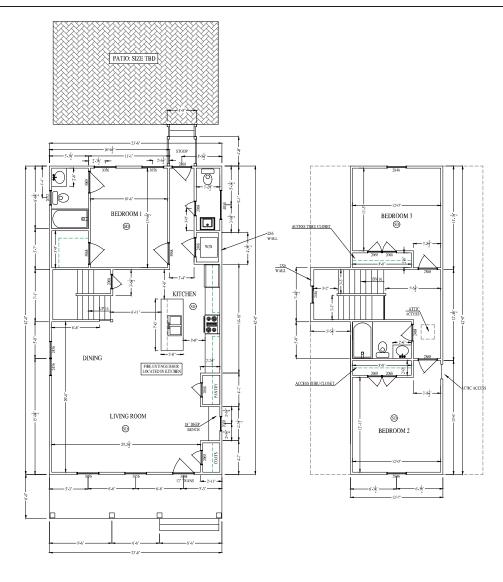
CITY OF RICHMOND, VIRGINIA

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





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
RIVERMILDEVELOPMENTGERALICOM
PROVE G49.774-355

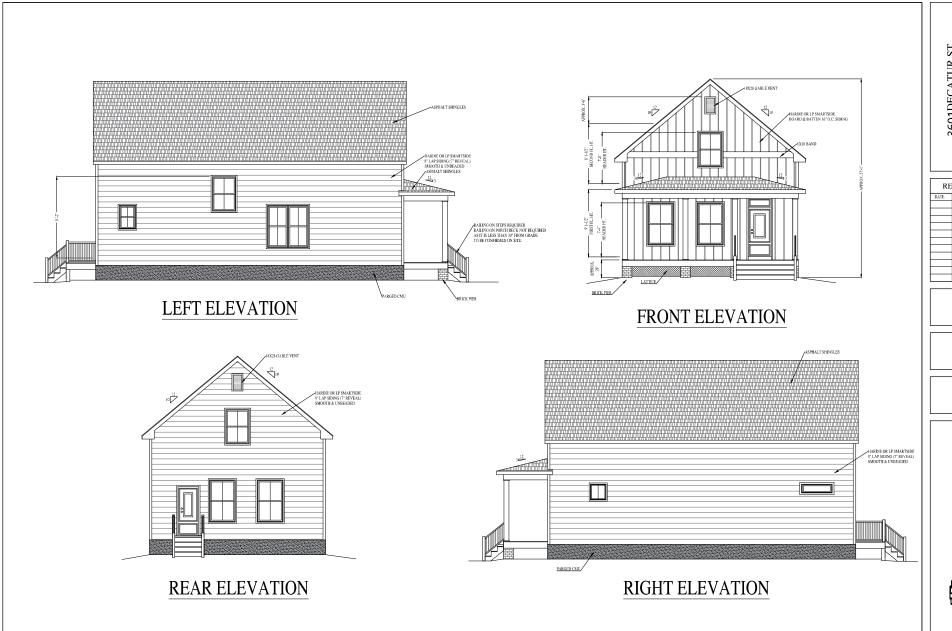
R	EVISION NOTES
DATE	START

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

DATE: 8-14-2024

SHEET: A1.1





3601DECATUR ST.

RIVER MILL DEVELOPMENT
RIVERAILLDEVILOPMENGGGAALL.COM
PHONE: (434) 774-4535

R	EVISION NOTES
DATE	START

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

> DATE: 8-14-2024

> > SHEET: A2.1

