



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

April 9, 2026

Richmond Redevelopment and Housing Authority
600 East Broad Street, 4th Floor
Richmond, VA 23219

Baker Development Resources
530 East Main Street, Suite 600
Richmond, VA 23219
Attn: Syd Shoaf

To Whom It May Concern:

RE: BZA 14-2026

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, May 6, 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 a new single-family (attached) dwelling at 1100 DECATUR STREET (Tax Parcel Number S000-0115/016), located in an R-7 (Single- And Two-Family Urban 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 **335 778 747#**. 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 May 6, 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

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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,

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.

Andrade Cristina Elizabeth
115 E 11th St
Richmond, VA 23224

Blackwell Community Li Lp C/o Related
Management Co
423 W 55th St 6th Fl Acct
New York, NY 10019

Blackwell Community Li Lp C/o Winn
Companies-accounting
6 Faneuil Hall Marketplace
Boston, MA 2109

Flint Janice Elizabeth
119 E 11th St
Richmond, VA 23224

Harris Sabri W
117 E 11th St
Richmond, VA 23224

Iris Home Properties Llc
10629 Hardin Valley Rd #285
Knoxville, TN 37932

Kolev Mark And Williams Davon Levell
20341 Ashcroft Ter
Sterling, VA 20165

Kreitler Alexander M
1108 Decatur St
Richmond, VA 23224

Naarb Llc
5605 Watford Ter
Glen Allen, VA 23059

Nelson Kevin M
1110 Decatur St
Richmond, VA 23224

Tse Yun And Poch Satori
5209 Wheat Ridge Pl
Glen Allen, VA 23059

City of Richmond, VA Report

Property Owner	
Name:	RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
Mailing Address:	600 E BROAD ST 4TH FL RICHMOND, VA 23219
Parcel Use:	R Single Family Vacant (R1-R7)
Neighborhood:	352

Property Information	
Property Address:	1100 Decatur St
PIN	S0000115016
Size:	0.092 Acres, 3992.000 Square Feet
Property Description:	HOPE VI PHASE II SUBDIVISION BA L3 RESUB L1; 0022.04X0181.00 0000.092 AC

Additional Information	
Exempt Code	
	Richmond Redevelopment & Housing Auth

Current Assessment			
Year	Land	Improvements	Total
2026	\$61,000	\$0	\$61,000

Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	Grantee
1/1/1776	0	0	N/A	\$0	RICHMOND REDEVELOPMENT AND

Assessment History			
Year	Land	Improvements	Total
2025	\$61,000	\$0	\$61,000
2024	\$61,000	\$0	\$61,000
2023	\$76,000	\$0	\$76,000
2022	\$76,000	\$0	\$76,000
2021	\$42,000	\$0	\$42,000
2020	\$30,000	\$0	\$30,000
2019	\$30,000	\$0	\$30,000
2018	\$24,000	\$0	\$24,000
2017	\$24,000	\$0	\$24,000
2016	\$24,000	\$0	\$24,000
2015	\$24,000	\$0	\$24,000
2014	\$24,000	\$0	\$24,000
2013	\$24,000	\$0	\$24,000
2012	\$24,000	\$0	\$24,000
2011	\$24,000	\$0	\$24,000
2010	\$24,000	\$0	\$24,000
2009	\$24,200	\$0	\$24,200

Map



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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: Richmond Redevelopment and Housing Authority **PHONE: (Home)** () _____ **(Mobile)** () _____
ADDRESS 600 East Broad Street, 4th FL **FAX:** () _____ **(Work)** () _____
Richmond, Virginia 23219 **E-mail Address:** _____

PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources **PHONE: (Home)** () _____ **(Mobile)** (310) 525-8260
(Name/Address) 530 East Main Street, Suite 600 **FAX:** () _____ **(Work)** () _____
Richmond, Virginia 23219 **E-mail Address:** _____
Attn: Svd Shoaf

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES) 1100 Decatur Street

TYPE OF APPLICATION: **VARIANCE** **SPECIAL EXCEPTION** **OTHER** _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-413.6(1) & 30-630.1(a)(1)

APPLICATION REQUIRED FOR: A building permit to construct a new single-family attached dwelling.

TAX PARCEL NUMBER(S): S000-0115/016 **ZONING DISTRICT:** R-7 (Single-And Two-Family Urban Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. A front yard of fifteen feet (15') is required along the East 11th Street frontage; 5.4 feet ± is proposed.

DATE REQUEST DISAPPROVED: March 16, 2026 **FEE WAIVER:** YES NO:

DATE FILED: March 13, 2026 **TIME FILED:** 1:25 p.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-181750-2026

AS CERTIFIED BY: *William C. [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:** _____

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

CASE NUMBER: BZA 14-2026 **HEARING DATE:** May 6, 2026 **AT** 1:00 **P.M.**

03/25/2026

BOARD OF ZONING APPEALS CASE BZA 14-2026
150' Buffer

APPLICANT(S): Richmond Redevelopment and Housing Authority

PREMISES: 1100 Decatur Street
(Tax Parcel Number S000-0115/016)

SUBJECT: A building permit to construct a new single-family (attached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-413.6(1) & 30-630.1(a)(1)
of the Zoning Ordinance for the reason that:
The front yard (setback) requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

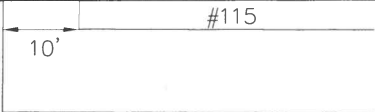
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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.

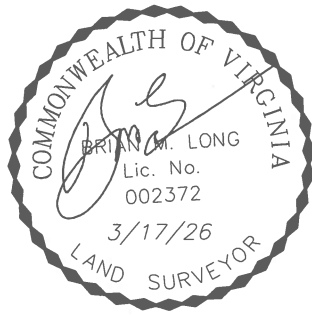
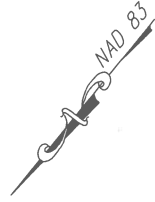
Acknowledgement of Receipt by Applicant or Authorized Agent: Syd Shoaf



ADDRESS: 1100 / 1100 1/2 DECATUR ST.
 PARCEL: S0000115016/S0000115026
 ZONED R-7
 SETBACKS
 FRONT: 15'
 SIDE: 3'
 REAR: 5'

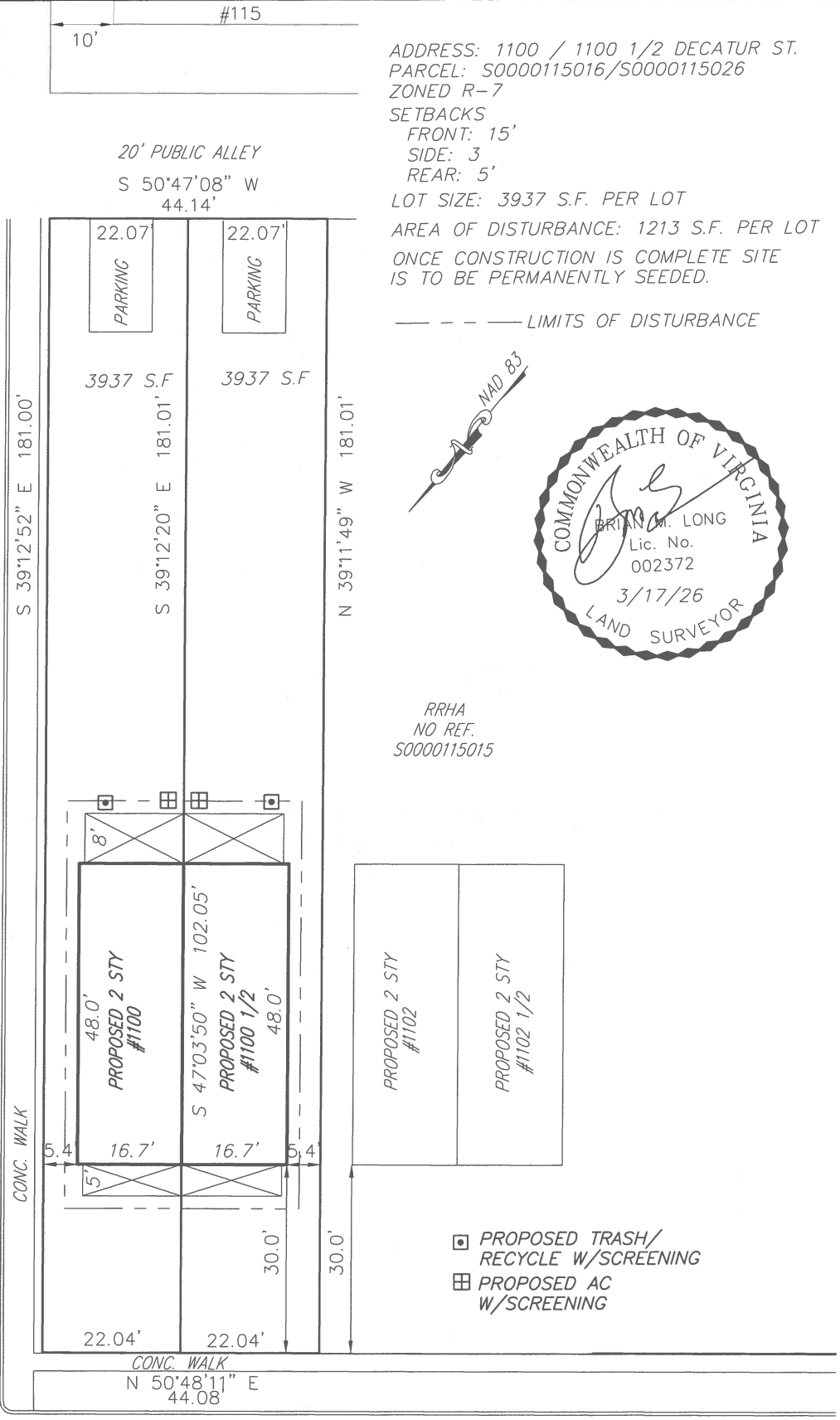
LOT SIZE: 3937 S.F. PER LOT
 AREA OF DISTURBANCE: 1213 S.F. PER LOT
 ONCE CONSTRUCTION IS COMPLETE SITE IS TO BE PERMANENTLY SEEDED.

--- LIMITS OF DISTURBANCE



RRHA
 NO REF.
 S0000115015

E. 11TH STREET
 33' PUBLIC R/W



- ▣ PROPOSED TRASH/ RECYCLE W/SCREENING
- ▣ PROPOSED AC W/SCREENING

DECATUR STREET
 66' PUBLIC R/W

SITE PLAN
1101 & 1101 1/2 DECATUR STREET

LONG SURVEYING, LLC
 4650 FACTORY MILL ROAD
 MAIDENS, VA 23012
 804-314-5620

CITY OF RICHMOND
 VIRGINIA
 MARCH 17, 2026
 SCALE: 1"=20'

GENERAL NOTES AND DESIGN CRITERIA

FOLLOW LATEST BUILDING CODE: VRC & IRC 2021

DESIGN LOADS (MIN.):

FLOOR: 40 PSF LIVE LOAD
10 PSF DEAD LOAD
ROOF: 20 PSF LIVE LOAD
10 PSF DEAD LOAD
SLEEPING AREAS: 30 PSF LIVE LOAD

CEILING: 20 PSF LIVE LOAD
10 PSF DEAD LOAD
ROOF DESIGN WIND SPEED: 115 MPH
(TRUSSES: TC AND BC DEAD LOAD OF 10 PSF EACH)
SEISMIC CATEGORY B

SOIL BEARING CAPACITY: ASSUMED 2000 PSF
LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING, AND ANY OTHER SPECIALTY LOADING WILL NEED TO BE CONFIRMED BEFORE CONSTRUCTION AND DEALT WITH ACCORDINGLY.

FRAMING MEMBERS:

UNLESS OTHERWISE NOTED, ALL FRAMING LUMBER TO BE #2 OR BETTER.
CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS.
ALL EXTERIOR WALLS AND CEILING/ROOF ARE TO BE INSULATED BY CODE.
ENGINEERED WOOD PRODUCTS TO BE ENGINEERED BY MANUFACTURER/SUPPLIER.
TRUSSES TO BE ENGINEERING BY TRUSS MANUFACTURER/SUPPLIER.
FOLLOW BRACING GUIDELINES SUBMITTED BY TRUSS MANUFACTURER.

CONCRETE AND FOUNDATIONS:

ALL SLABS ON GRADE SHALL BE 3500 PSI MIN.
ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6X6 MIN. WELDED WIRE MESH (WWM).
INTERIOR SLABS SHALL HAVE A 10 MIL. MIN. POLYETHYLENE VAPOR BARRIER UNDERNEATH.
PROVIDE PROPER EXPANSION AND CONTROL JOINTS.
PROVIDE REINFORCING WHERE NEEDED ACCORDING TO LOCAL CODES, REQUIREMENTS, AND DESIGN.
FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL STRUCTURAL FRAMING IS COMPLETE.
VERIFY DEPTH OF FOOTINGS TO MAKE SURE IT IS BELOW FROST LINE.

STEEL:

ALL STRUCTURAL STEEL TO COMPLY WITH ASTM STANDARDS AND SPECIFICATIONS.

SAFETY GLAZING IS REQUIRED PER CODE INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GLAZING IN SWINGING DOORS EXCEPT JALOUSIES; GLAZING IN FIXED AND SLIDING PANEL DOORS, GLAZING IN STORM DOORS, GLAZING IN ALL UN-FRAMED DOORS, GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS WHOSE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING/STANDING SURFACE, GLAZING IN PANELS ADJACENT TO AND WITHIN 24" OF THE EDGE OF A SWINGING DOOR, GLAZING LESS THAN 18" ABOVE THE FLOOR, GLAZING IN RAILINGS, GLAZING IN FENCES OR WALLS ENCLOSING SWIMMING POOLS-HOT TUBS-SPAS, GLAZING IN STAIRWAYS-LANDINGS-RAMP, GLAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY, PER CODE, A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (24" HIGH X 20" WIDE) AND A MAX SILL HEIGHT OF 44" ABOVE FINISH FLOOR IS REQUIRED FOR ALL EMERGENCY ESCAPE AND RESCUE WINDOWS. THE WINDOW DIMENSIONS SHOWN ON THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER. CONTRACTOR MUST VERIFY THE CHOSEN WINDOWS MEET THE EGRESS REQUIREMENTS. PROVIDE WINDOW WELLS AS REQUIRED. COMPLIANCE TO EMERGENCY EGRESS IS REQUIRED.

COMPLIANCE TO SECTION R313 FOR SMOKE & CO2 DETECTORS IS REQUIRED. SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH CURRENT UL AND HARDWIRED, INTERCONNECTED, AND ARC FAULT PROTECTED WITH A BATTERY BACKUP.
GARAGE WALLS ARE TO BE COVERED PER CODE. TYPICAL GARAGE WALLS AND ATTIC SPACE/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 1/2" GYPSUM WALLBOARD. GARAGE RESIDENCE SEPARATION WALLS AND FLOOR/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 5/8" TYPE "X" GYPSUM WALLBOARD. DOORS SEPARATING THE GARAGE AND RESIDENCE ARE TO BE MIN. 20-MINUTE FIRE RATED OR SOLID WOOD, NOT LESS THAN 1-3/8" THICK.

DESIGNER: NICK MEDLIN
POSITION: OWNER / OPERATOR
179 MURIEL DR. HEATHSVILLE VA 22473

1100-1100.5 DECATUR ST. (ATTACHED TOWNHOME DWELLING)

LOCATION:
RICHMOND, VA

DRAWING INDEX

COVER PAGE	C1.0
FLOOR PLANS	A1.1
ELEVATIONS	A2.1
ELEVATIONS	A2.2
FOUNDATION	A3.1
FRAMING PLANS	A3.2
WALL BRACING	A4.1
SECTIONS / DETAILS	D1.0
SECTIONS / DETAILS	D1.1

BUILDING INFORMATION

1ST FL. HEATED S.F.	792
2ND FL. HEATED S.F.	792
OCCUPANCY GROUP	R-5
CONSTRUCTION TYPE:	VB
SPRINKLERS	NO
STORIES	2

COMPLIANCE IS REQUIRED FOR EXIT DOOR STAIRS, RAMPS, AND LANDINGS. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXT. DOOR EXCEPT WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. OF 36" IN DIRECTION OF TRAVEL.

COMPLIANCE IS REQUIRED FOR HANDRAILS (TYPE 1) AND GUARDRAILS. ALL INT. AND EXT. RAILINGS ARE TO BE A CONTINUOUS AND MIN. 36" IN HEIGHT, BE ABLE TO WITHSTAND 200 LBS OF FORCE, AND NOT ALLOW A SPHERE GREATER THAN 4" IN DIAMETER TO PASS THROUGH. GUARDRAILS ARE TO BE 36" HIGH WITH MAX SPACING BETWEEN PICKETS OF LESS THAN 4". HANDRAILS ARE TO BE BETWEEN 34"-36" HIGH WITH MAX SPACING BETWEEN PICKETS NOT MORE THAN 4".

DRAFT-STOPPING IS REQUIRED PER CODE. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT-STOPS SHALL BE INSTALLED SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFT-STOPPING SHALL BE INSTALLED SO AS TO DIVIDE THE SPACE EVENLY. DRAFT-STOPPING IS REQUIRED IN SUSPENDED CEILINGS UNDER THE FLOOR SYSTEM AND WHEN THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.

FIRE-BLOCKING IS REQUIRED. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES.

1100-1100.5 DECATUR ST.

RIVER MILL DEVELOPMENT

PHONE: (434) 774-4535

REVISION NOTES	
DATE	START

SCALE:
N/A

DATE:
2-27-2025

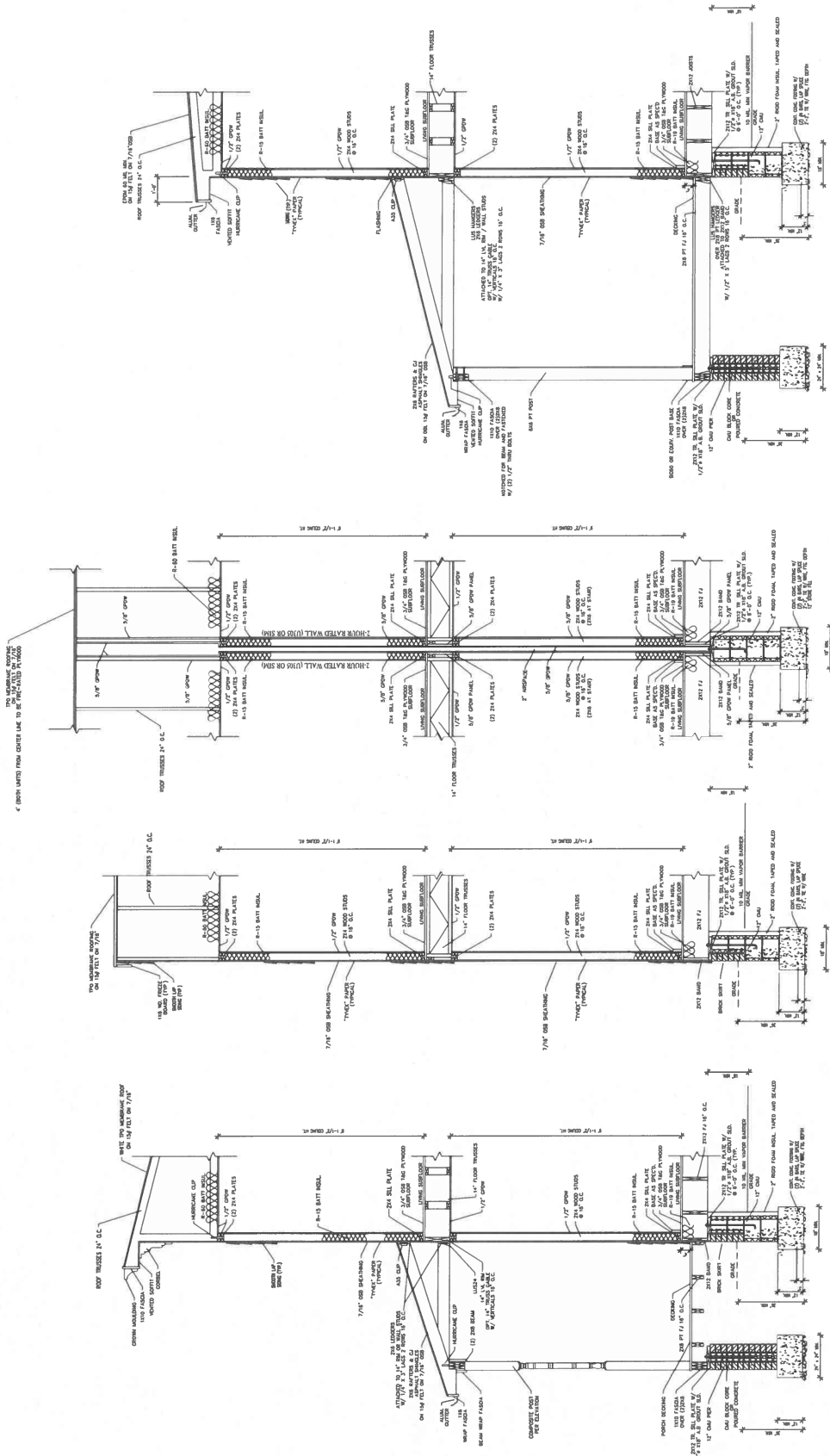
SHEET:
C1.0



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

DATE:
2-27-2025

SHEET:
D1.0



1 TYP. WALL SECTION
REAR WALL

2 TYP. WALL SECTION
2 HR. RATED CENTER WALL

3 TYP. WALL SECTION
SIDE WALL

4 TYP. WALL SECTION
FRONT WALL

FOR MEMORANDUM ROOF ON 15\"/>

FOR MEMORANDUM ROOF ON 15\"/>

FOR MEMORANDUM ROOF ON 15\"/>

FOR MEMORANDUM ROOF ON 15\"/>



1110 Decatur St

Richmond, Virginia
 Google Street View
 Apr 2025 See more dates



Google Maps

Image capture: Apr 2025 © 2026 Google



1108 & 1110 DECATUR STREET.