



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

October 10, 2025

Pearson Legacy Capital Inc
317 Ashford Hill Loop
North Chesterfield, Virginia 23236

Robert Spain
5201 Cedar Colony Court
Richmond, VA 23223

To Whom It May Concern:

RE: BZA 42-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, November 5, 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 3310 SEMMES AVENUE (Tax Parcel Number S000-1598/003), 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 **487 311 878#**. 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 November 5, 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 42-2025
Page 2
October 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.

Consonery Monica L And Howell
Courtney
3308 Semmes Ave
Richmond, VA 23225

Cutright Joseph And Mary
400 W 33rd St
Richmond, VA 23225

Fentriss Laurence
17743 Glenapp Dr
Land O Lakes, FL 34638

Haskell Family Llc
P O Box 100
Hadensville, VA 23067

Kirkpatrick Daniel A And Jessica B
3303 Semmes Ave
Richmond, VA 23225

Mcvoy Robin A And Fender Russell K
3305 Semmes Ave
Richmond, VA 23225

Norris Michael And Cantwell Katherine
401 W 34th St
Richmond, VA 23225

Ocampo Norman C And Calo Candice D
3311 Semmes Ave
Richmond, VA 23225

Ornee Laura Hillie And Olsson Maja Percy
404 W 33rd St
Richmond, VA 23225

Perkinson Edward Mcrobert & Kirsten Lee
3301 Semmes Ave
Richmond, VA 23225

Rader Elizabeth Carolyn Trs Rusty Trust
Revoc Living Trust
402 W 33rd St
Richmond, VA 23225

Shewmake Sandra L & Randall A Latuche Sr
3300 Semmes Ave
Richmond, VA 23225

Smith Donald S & Janice C
3309 Semmes Ave
Richmond, VA 23225

Spencer John M & Carolyn E
403 W 34th St
Richmond, VA 23225

Starley Llc
8306 Autumn Way
N Chesterfield, VA 23235

Stransky Maria S
405 W 34th St
Richmond, VA 23225

Thomson Brian Gregory Trustee Brian
Gregory Thomson Living Tr
3313 Semmes Ave
Richmond, VA 23224

Vaya Holdings Llc
2431 Camelback Rd
N Chesterfield, VA 23236

City of Richmond, VA Report

Property Owner	
Name:	PEARSON LEGACY CAPITAL INC
Mailing Address:	317 ASHFORD HILL LOOP N CHESTERFIELD, VA 23236
Parcel Use:	R Two Story
Neighborhood:	244

Property Information	
Property Address:	3310 Semmes Ave
PIN	S0001598003
Size:	0.194 Acres, 8453.760 Square Feet
Property Description:	WOODLAND HGTS L7PT6 B77; 0057.12X0148.00 0000.000

Current Assessment			
Year	Land	Improvements	Total
2026	\$53,000	\$299,000	\$352,000

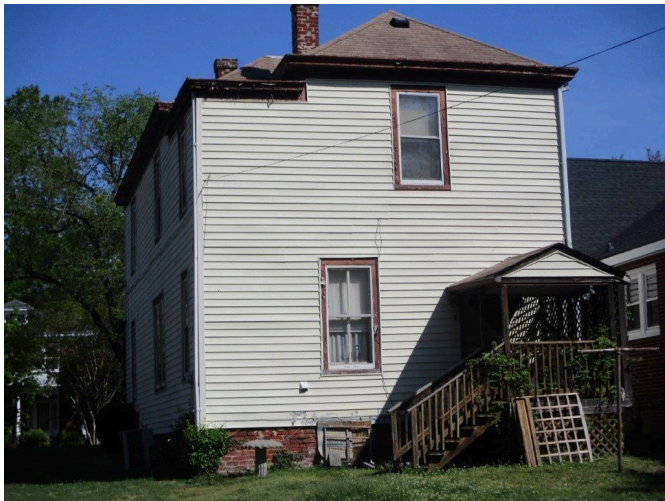
Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	 Grantee
5/24/2024	ID2024	8273	N/A	\$0	PEARSON LEGACY CAPITAL INC
12/11/2023	ID2023	18347	BS	\$110,000	PERSON LEGACY CAPITAL INC
7/12/1978	00540	0557	N/A	\$30,900	JOHNSON DORIS & DEBBIE R &
1/1/1900	00540	0557	N/A	\$30,900	Not Available

Residential Card 1 Details

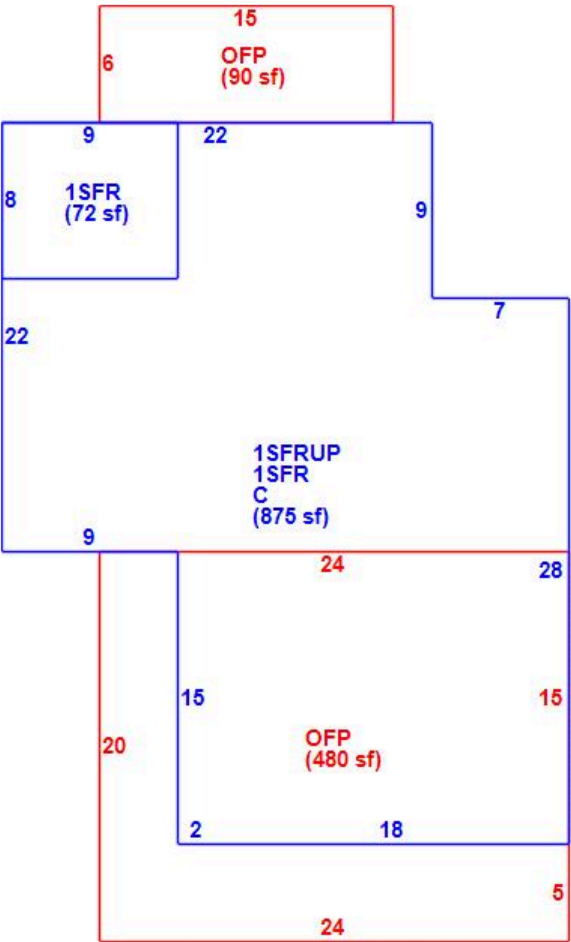
Story	Style	Total Liv	Year Built
2.0	2sty Oldest	1,822	1912

Model:	RESIDENTIAL	Rooms:	Beds: 0
Interior Wall:	Plaster	Bathrooms:	Full: 2 Half: 0
Interior Wall 2:		Central AC:	Central air
Exterior Wall:	Metal or Vinyl Siding	Heat/Cool:	Forced Air
Exterior Wall 2:	Wood Siding	Floor Cover:	Hardwood
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	947	947
1SFRUP	1 Story Frame - Upper - Fin	875	875
C	Crawl Space	875	0
OFP	Porch - Open - Frame	90	0
OFP	Porch - Open - Frame	480	0
Totals		3,267	1,822

Assessment History

Year	Land	Improvements	Total
2025	\$53,000	\$292,000	\$345,000
2024	\$53,000	\$279,000	\$332,000
2023	\$75,000	\$270,000	\$345,000
2022	\$65,000	\$226,000	\$291,000
2021	\$55,000	\$212,000	\$267,000
2020	\$55,000	\$198,000	\$253,000
2019	\$55,000	\$190,000	\$245,000
2018	\$38,000	\$144,000	\$182,000
2017	\$35,000	\$143,000	\$178,000
2016	\$35,000	\$130,000	\$165,000
2015	\$35,000	\$120,000	\$155,000
2014	\$35,000	\$120,000	\$155,000
2013	\$45,000	\$124,000	\$169,000
2012	\$45,000	\$130,000	\$175,000
2011	\$45,000	\$142,000	\$187,000
2010	\$45,000	\$142,000	\$187,000
2009	\$45,000	\$142,300	\$187,300
2008	\$45,000	\$142,300	\$187,300
2007	\$45,000	\$134,200	\$179,200
2006	\$41,400	\$122,000	\$163,400
2005	\$18,400	\$110,900	\$129,300

Map



Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: Pearson Legacy Capital Inc PHONE: (Home) () (Mobile) (804) 405-4472
ADDRESS: 317 Ashford Hill Loop FAX: () (Work) ()
North Chesterfield, Virginia 23236 E-mail Address: mikesbailbonding@yahoo.com

PROPERTY OWNER'S

REPRESENTATIVE: Robert Spain PHONE: (Home) () (Mobile) (804) 387-0677
(Name/Address) 5201 Cedar Colony Court FAX: () (Work) ()
Richmond, VA 23223 E-mail Address: robertspainjr31@gmail.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 3310 Semmes Avenue

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.4(1)

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

TAX PARCEL NUMBER(S): S000-1598/003 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of five thousand square feet (5,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one lot having a lot area of 8,453.76 square feet and a lot width of 57.12 currently exists. A lot area of 4,309.76 square feet and lot width of 29.12 feet are proposed for No. 3310. A lot area of 4,144 square feet and lot width of 28 feet are proposed for No. 3312.

DATE REQUEST DISAPPROVED: August 15, 2025

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: August 15, 2025 TIME FILED: 3:30 pm PREPARED BY: Brian Mercer RECEIPT NO. BZAR-173384-2025

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* ☒

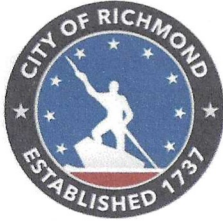
I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 10-14-25

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

CASE NUMBER: BZA 42-2025 HEARING DATE: November 5, 2025 AT 1:00 P.M.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

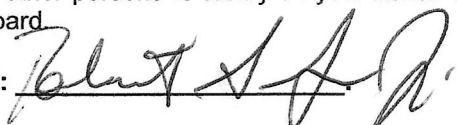
CITY OF RICHMOND, VIRGINIA

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.

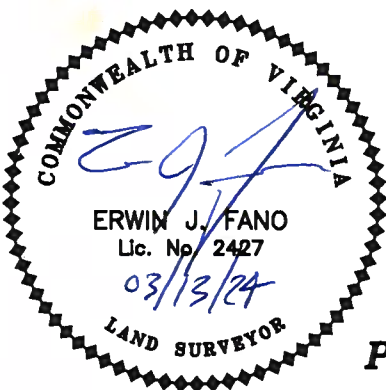
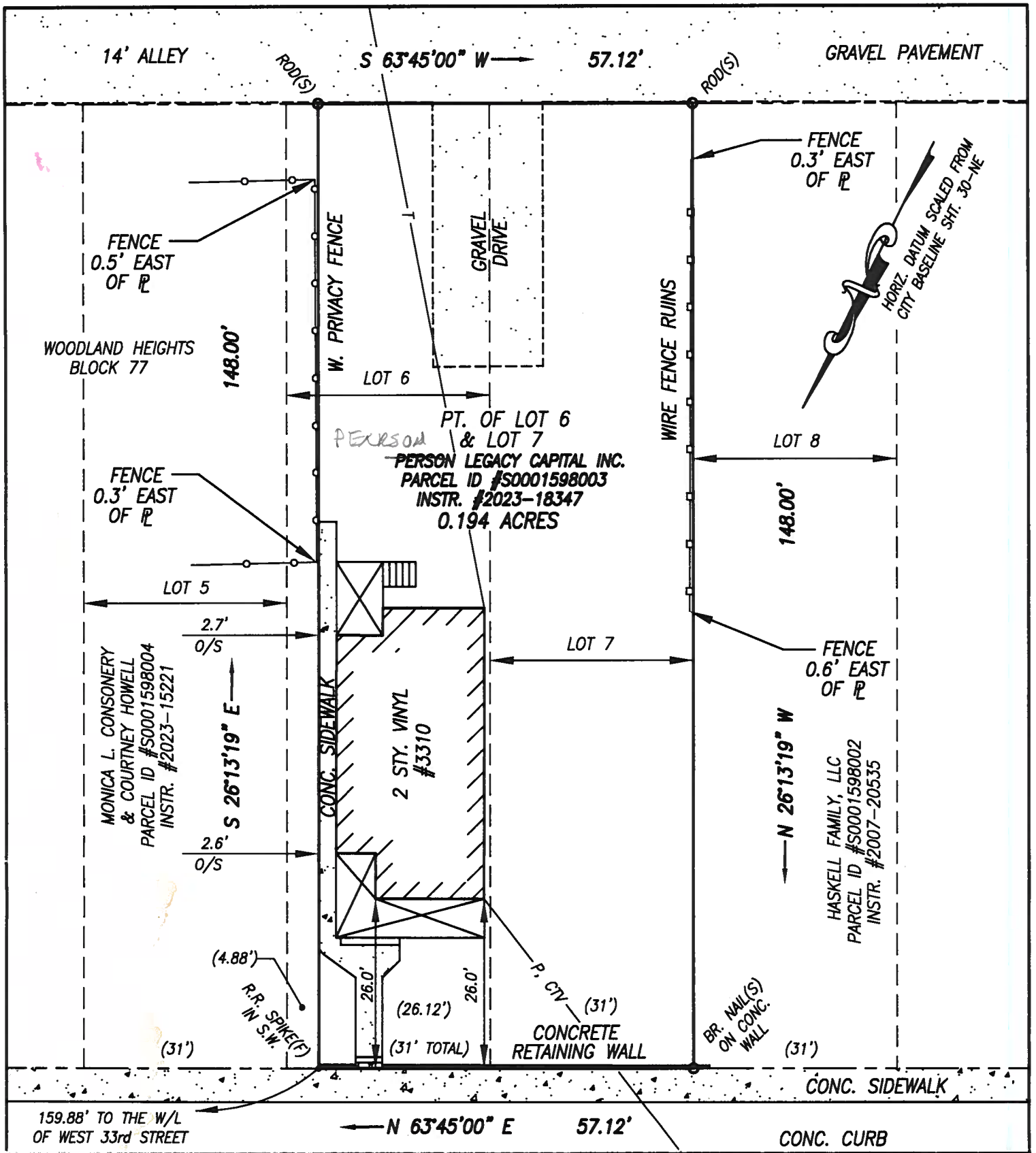
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please 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: 

Revised: November 10, 2020



PURCHASER:
BRIDGETTE THOMPSON

This is to certify that on MARCH 13, 2024, I made an accurate Field Survey of the premises shown hereon; that all improvements and easements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises, other than as shown hereon.

POTTS, MINTER and ASSOCIATES, P.C.
Engineers, Land Surveyors, Land Planners
3520 Courthouse Road
Richmond, Virginia 23236
(804) 745-2876

Date: 03/13/24
Scale: 1" = 20'
J.N. 8606-115

CHECKED: WKT

PROPOSED SPLIT LOT AND NEW HOME
3310 SEMMES AVE
RICHMOND, VA

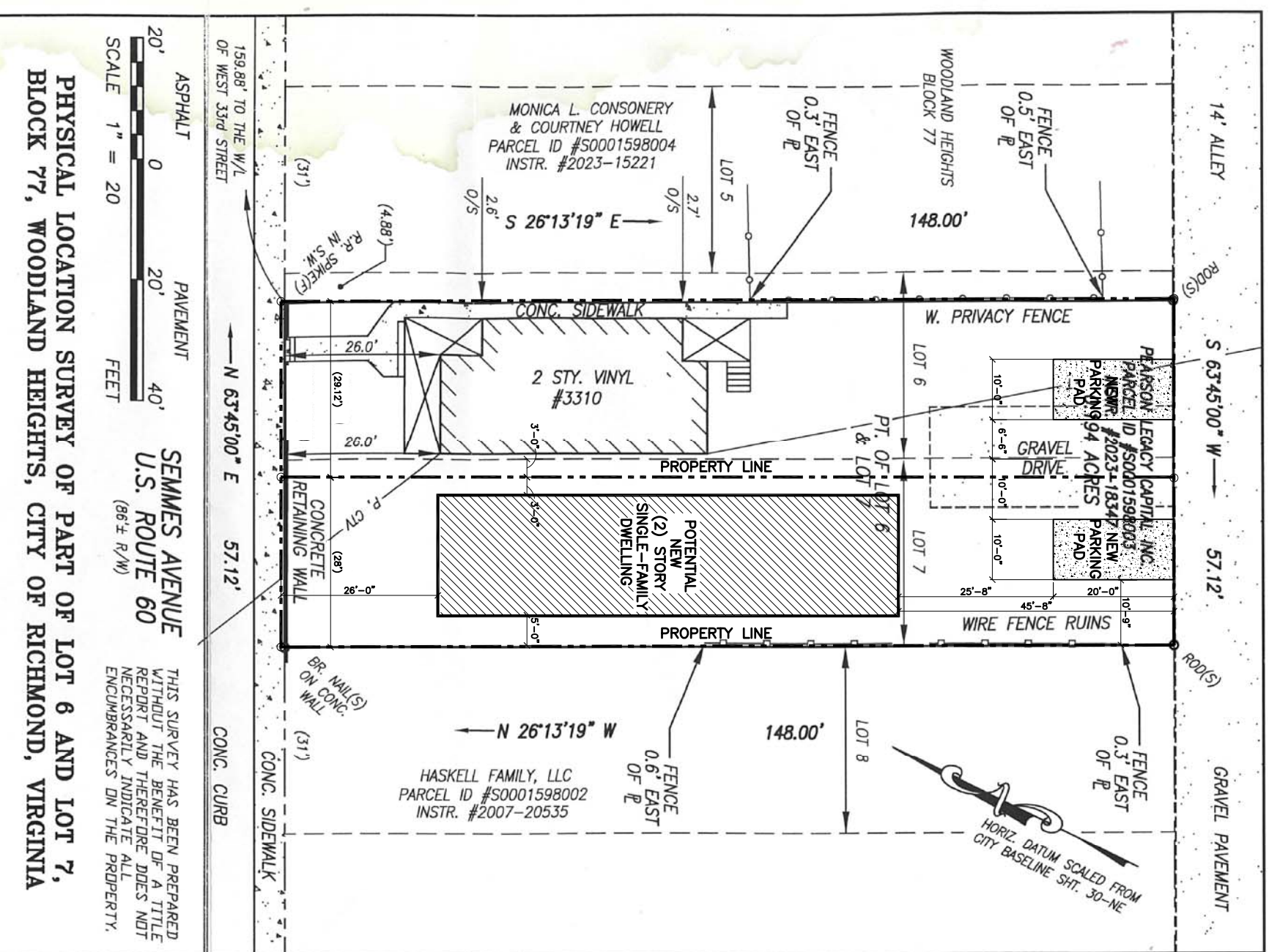
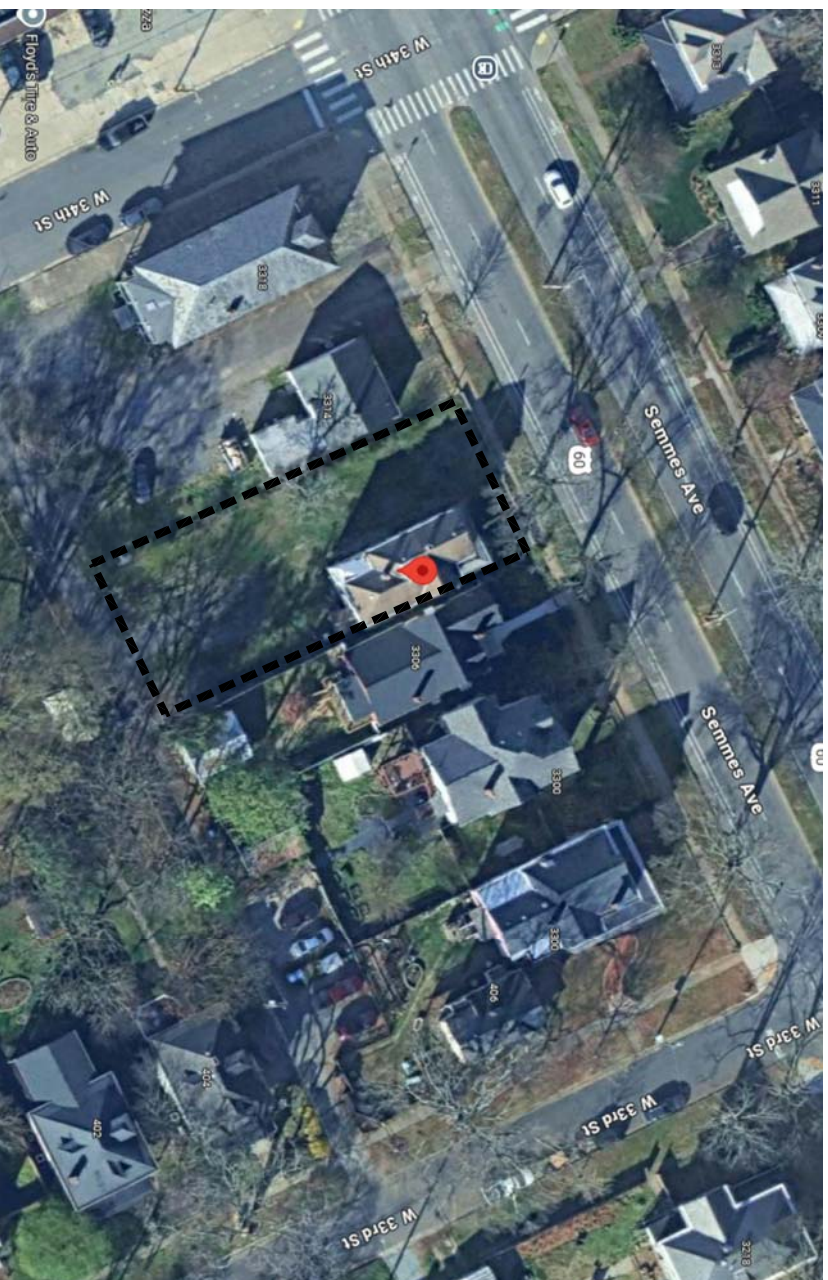
PROJECT ADDRESS: 3310 SEMMES AVE – R-5 ZONING DISTRICT.

CURRENT PROJECT DESCRIPTION:

- 1,864 SQUARE FOOT TWO (2) STORY RESIDENTIAL PROPERTY

PROPOSED WORK DESCRIPTION:

- PROPOSED LOT SPLIT INTO LOT 6 AND LOT 7.
- PROPOSED NEW (2) STORY RESIDENTIAL DWELLING



PM/CM CONSULTING SERVICES

5201 CEDAR COLONY CT
RICHMOND, VA 23223
(T) 804-387-0677
robertspainjr31@gmail.com



3D DESIGN GROUP | 1901 E. Front St. Ste. 118
Richmond, Virginia 23223
TELEPHONE 804.938.8469

PROJECT

3310 Semmes Ave
Richmond, VA

REVISIONS

SEAL

SEAL

DATE:

APRIL 15, 2025

SCALE:

VARIES

PROJECT NO:

24-106

DRAWING TITLE:

DRAWING NO.:

COVER SHEET / SITE PLAN

Ω

PM/CM CONSULTING SERVICES

5201 CEDAR COLONY CT
RICHMOND, VA 23225
(7) 804-387-0677
robertspainjr31@gmail.com

3DI

3D DESIGN GROUP | 1001 E. Franklin St. Ste. 110
Richmond, Virginia 23223
TELEPHONE 804.930.6668

PROJECT

3310 Semmes Ave
Richmond, VA

REVISIONS

SEAL

DATE:

APRIL 15, 2025

SCALE:

VARIES

PROJECT NO.

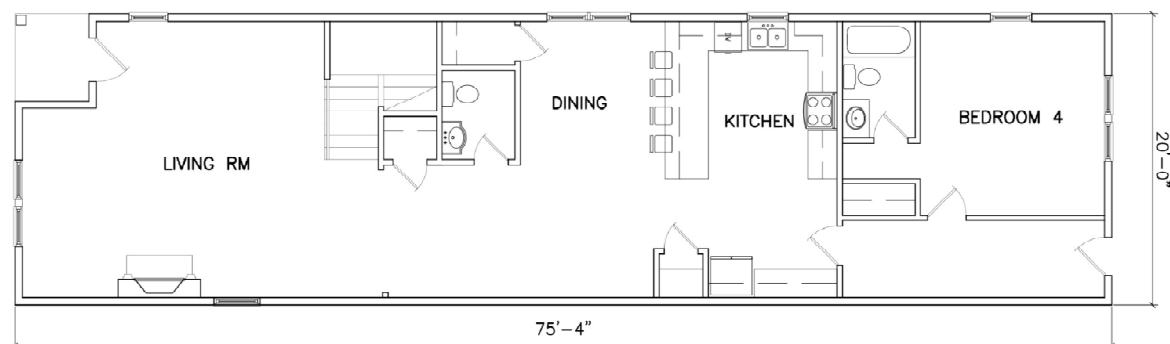
24-106

DRAWING TITLE:

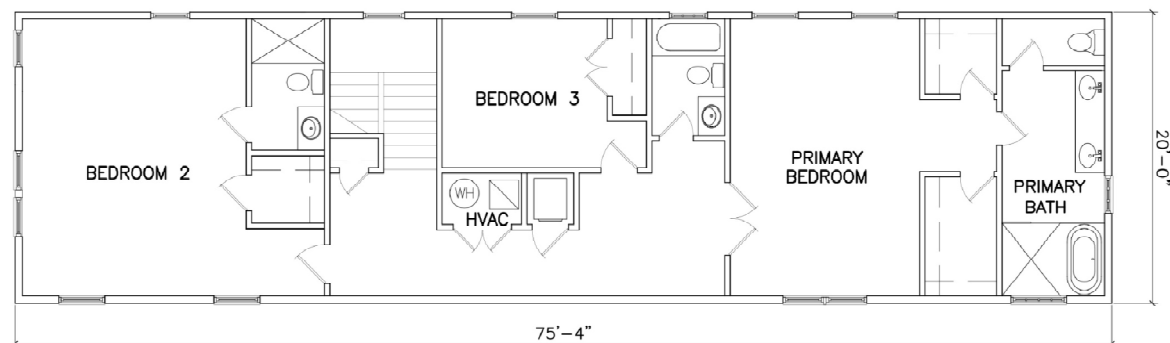
FLOOR PLANS

DRAWING NO.

A-1



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

EXISTING RESIDENCE

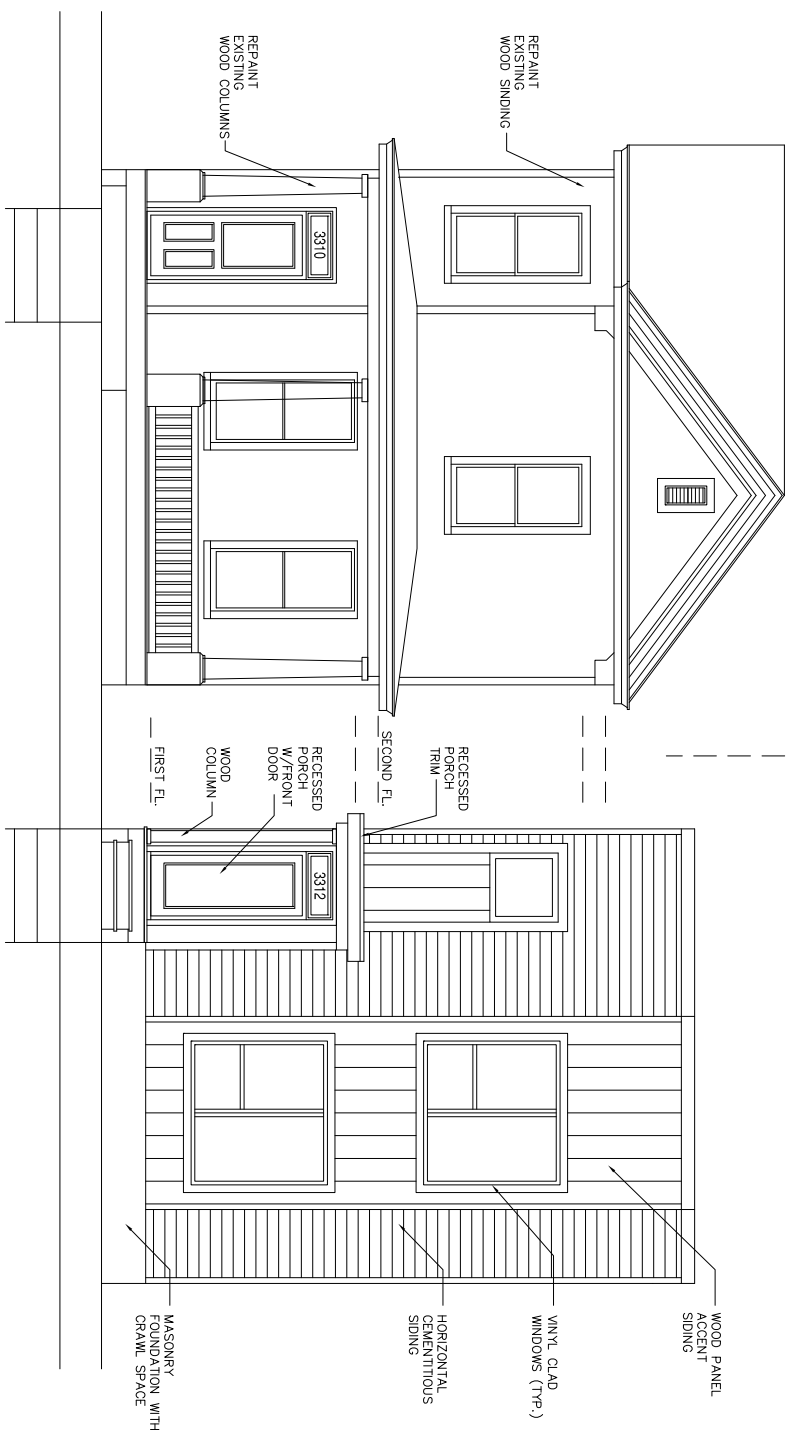
NEW CONSTRUCTION

PM/CM CONSULTING SERVICES

5201 CEDAR COLONY CT
RICHMOND, VA 23223
(T) 804-387-0677
robertspainjr31@gmail.com

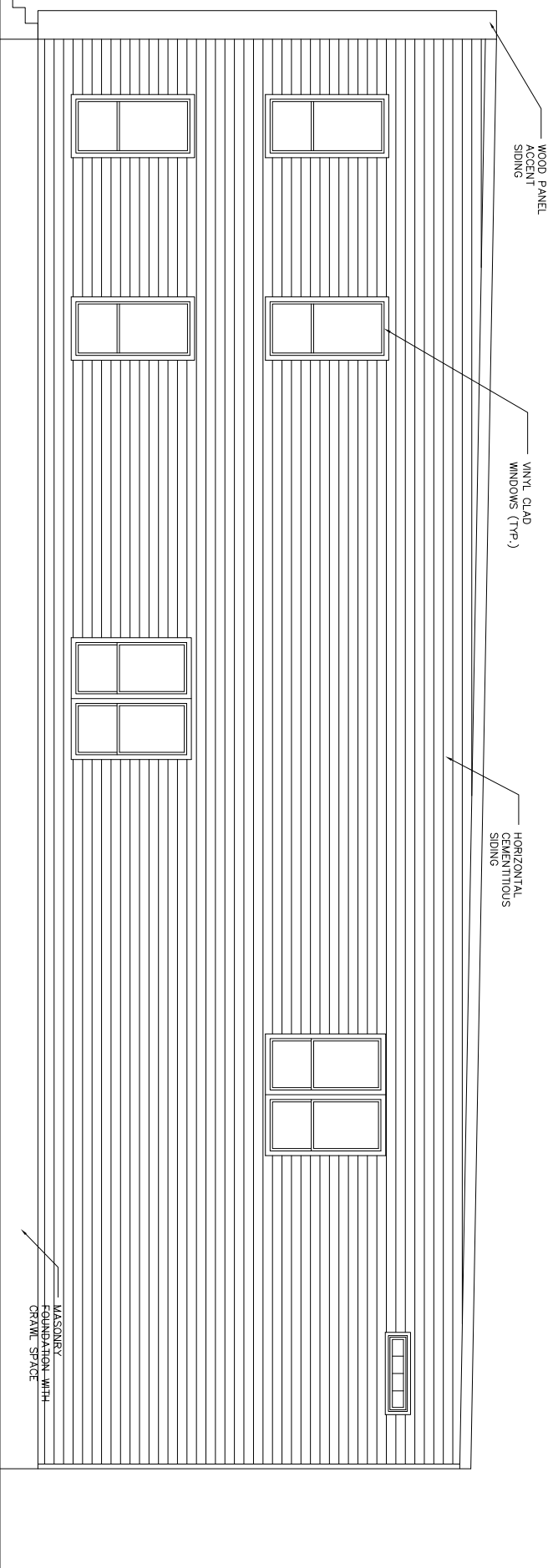


3M DESIGN GROUP | 1901 E. Franklin St. Ste. 118
Richmond, Virginia 23223
TELEPHONE 804.938.8469



1 PROPOSED SEMMES AVE ELEVATION

SCALE: 1/8"=1'-0"



2 PROPOSED SIDE ELEVATION

SCALE: 1/8"=1'-0"

REVISIONS

SEAL

SEAL

DRAWING NO:

ELEVATIONS

A-2



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

September 13, 2024

PM/CM Consulting SVCS, LLC
5201 Cedar Colony Court
Richmond, VA 23223

Attn: Robert S. Spain, Jr.

RE: 3310 Semmes Avenue
Tax Parcel: S000-1598/003

Mr. Spain:

Thank you for your request of 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 property is located within an R-6 (Single-Family 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. According to the City Assessor's records and deeds, the subject property has a lot width of fifty seven.12 feet (57.12'), and a lot depth of one hundred forty eight feet (148.00'), which results in a lot area of 8453.76 square feet. The property is currently improved with a two-story single-family dwelling that was constructed circa 1912.

According to a November 21, 2023 Deed (most current) the parcel has been conveyed as "*All that certain piece or parcel of land, with frame dwelling thereon, known as No. 3310 Semmes Avenue (formerly known as No. 3308 Semmes Avenue) in the plan of Woodland Heights, Richmond, Virginia, (formerly in Chesterfield County), and more particularly described as follows: Commencing at a point on the southern line of Semmes Avenue 159.88 feet west of Thirty-Third Street; thence running westwardly along and fronting on the said southern line of Semmes Avenue a distance of 57.12 feet; thence back from said front in a southwardly direction between parallel lines 148 feet to an alley; being Lot No. 7 and the western 26.12 feet of Lot No. 6, Block 77 on the said Plan of Woodland Heights. Being the same real estate conveyed...* Deeds dating back to 1923 indicate that the original parcel conveyed as All that certain piece

or parcel of land and consisted of three lots, Lot No. 5, 6 and 7, in block 77 of the Plan of Woodland Heights. This configuration was maintained until 1946 when Lot No. 5 and a portion of Lot No. 6 were split off for the construction of a single-family detached dwelling. The remaining Lot No. 7 and 26.12' of Lot No. 6 configuration is 3310 Semmes Avenue as it remains today.

Based on the information available to me at this time, the part of the old Lot 6 was a legal lot when it became "part of" Lot No. 7, as the underlying zoning district at that time only required a lot area of not less than 3,000 square feet. There was no minimum lot width at that time.

As proposed, your intent is to determine whether the tax parcel can be split to enable construction of a future single-family detached dwelling. It is my determination that splitting the lot shall **not be allowed by right, from a zoning perspective, because** deeds have described the property in the singular since Lot No. 6 became a part of Lot No. 7 in 1946 ("*All that certain piece or parcel of land...*") thus merging the two together from a zoning perspective. You may request a special exception from the Board of Zoning Appeals in order to split the lot for future development of a single-family detached dwelling on the newly created lot.

Upon submittal of specific development plans, including detailed floor plans and survey 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 Planner Associate, Andrea Cuffee by E-mail at: andrea.cuffee@rva.gov or by telephone at: (804) 646-4025.

Sincerely,

A handwritten signature in blue ink, appearing to read "For [unclear] W.C. Davidson".

William C. Davidson
Zoning Administrator