



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

May 11, 2026

City of Richmond Department of Public Works
900 East Broad Street, Room 1000
Richmond, VA 23219

Neil Bagnell, PE
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060

To Whom It May Concern:

RE: BZA 16-2026

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, June 3, 2026 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a site plan application to install a memorial statue and to replace existing pavement with a paver system at 1202 WEST GRAHAM ROAD (Tax Parcel Number N000-0740/013), located in an R-53 (Multifamily 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 **869 533 289#**. 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 June 3, 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

BZA 16-2026
Page 2
May 11, 2026

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.

1209 Overbrook Road Llc
100 Shockoe Slip 2nd Floor
Richmond, VA 23219

2410 Brook Road Llc
100 Shockoe Slip 2nd Floor
Richmond, VA 23219

Ashworth Jeffrey E And Lindsey Z
1212 Overbrook Ave
Richmond, VA 23220

Baptist General Convention Of Virginia
1214 W Graham Rd
Richmond, VA 23220

Castro Mancia Ana Silvia
2500 Brook Rd
Richmond, VA 23220

Hudson David And Gale Watkins
813 Edgehill Rd
Richmond, VA 23222

Johnson Craig M
4755 Ruby Forrest Drive
Stone Mountain, GA 30083

Lewis Denise R
1210 Overbrook Rd
Richmond, VA 23220

Miles Otesa Middleton
1218 Overbrook Rd
Richmond, VA 23220

Rhodes Christopher B And Burge Lisa A
1234 Overbrook Road
Richmond, VA 23220

Rouillard Elliott Andrew And Goff
Makenzie Morgan
1220 Overbrook Rd
Richmond, VA 23220

Schlickemeyer Max R And Moulton
Ashley M
1216 Overbrook Rd
Richmond, VA 23220

Virginia Union University
1500 N Lombardy St
Richmond, VA 23220

City of Richmond, VA Report

Property Owner	
Name:	CITY OF RICHMOND PUBLIC WORKS
Mailing Address:	900 E BROAD ST RM 1000 RICHMOND, VA 2321900000
Parcel Use:	B Educational
Neighborhood:	435

Property Information	
Property Address:	1202 W Graham Road
PIN	N0000740013
Size:	3.147 Acres, 137099.250 Square Feet
Property Description:	0297.00X0301.52 IRG0000.000

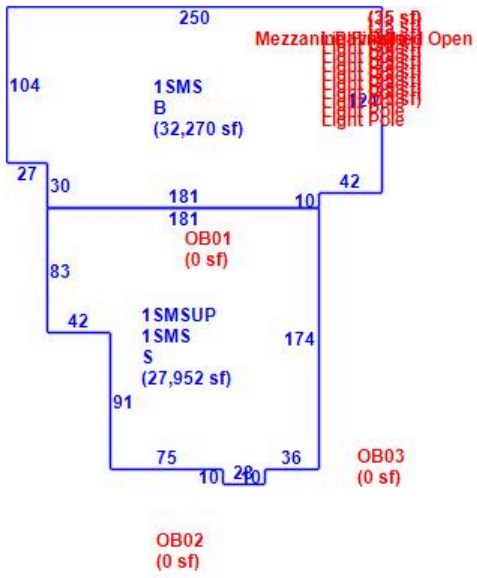
Additional Information	
Exempt Code	
	General Govt (Inside of Corp Limits)

Current Assessment			
Year	Land	Improvements	Total
2026	\$3,848,000	\$8,598,000	\$12,446,000

Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	Grantee
7/17/1991	00273	0931	N/A	\$0	CITY OF RICHMOND
1/1/1900	00273	0931	N/A	\$0	Not Available

Details for Commercial Building 1

Year Built:	Finished Area:
1900	120,444



Section 1	
Year Built:	1900
Style:	Unknown Commercial Style
Model:	Commercial
Framing Class:	Fire Resistant
Perimeter Shape:	UNKNOWN
Perimeter:	1498
Wall Height:	14
Section Area:	32270
Sprinkler Area:	0
HVAC:	N/A

Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SMS	1 Story Masonry - Fin	60,222	60,222
1SMSUP	1 Story Masonry - Upper - Fin	27,952	27,952
B	Bsmt	32,270	0
OB01	Outbuilding	0	0
OB02	Outbuilding	0	0
OB03	Outbuilding	0	0
S	Slab	27,952	0
Totals		148,396	88,174

Section 2	
Year Built:	1900
Style:	Unknown Commercial Style
Model:	Commercial
Framing Class:	Fire Resistant
Perimeter Shape:	UNKNOWN
Perimeter:	1498
Wall Height:	12
Section Area:	27952
Sprinkler Area:	0
HVAC:	N/A

Section 3	
Year Built:	1900
Style:	Unknown Commercial Style
Model:	Commercial
Framing Class:	Fire Resistant
Perimeter Shape:	UNKNOWN
Perimeter:	1498
Wall Height:	12
Section Area:	27952
Sprinkler Area:	0
HVAC:	N/A

Section 4	
Year Built:	1900
Style:	Unknown Commercial Style
Model:	Commercial
Framing Class:	Fire Resistant
Perimeter Shape:	UNKNOWN
Perimeter:	1498
Wall Height:	20
Section Area:	32270
Sprinkler Area:	0
HVAC:	N/A

Outbuildings			
Code	Description	Sub Code-Description	Size
LTPOLE	Light Pole	Typical	20.00 LF
MEZZFO	Mezzanine-Finished Open	Typical	6797.00 SF
PAVING	Paving	Marble	24000.00 SF

Assessment History			
Year	Land	Improvements	Total
2025	\$3,848,000	\$8,598,000	\$12,446,000
2024	\$3,207,000	\$11,878,000	\$15,085,000
2023	\$2,034,000	\$11,878,000	\$13,912,000
2022	\$2,034,000	\$9,766,000	\$11,800,000
2021	\$411,000	\$6,846,000	\$7,257,000
2020	\$411,000	\$6,846,000	\$7,257,000
2019	\$411,000	\$6,468,000	\$6,879,000
2018	\$411,000	\$6,315,000	\$6,726,000
2017	\$411,000	\$6,151,000	\$6,562,000
2016	\$411,000	\$5,877,000	\$6,288,000
2015	\$356,000	\$5,877,000	\$6,233,000
2014	\$356,000	\$3,518,000	\$3,874,000
2013	\$356,000	\$3,518,000	\$3,874,000
2012	\$356,000	\$3,518,000	\$3,874,000
2011	\$356,000	\$3,518,000	\$3,874,000
2010	\$356,000	\$3,518,000	\$3,874,000
2009	\$355,800	\$3,517,700	\$3,873,500
2008	\$355,800	\$3,517,700	\$3,873,500
2007	\$338,900	\$3,350,200	\$3,689,100
2006	\$329,000	\$3,102,000	\$3,431,000
2005	\$411,200	\$3,003,000	\$3,414,200

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 City of Richmond Public Works PHONE: (Home) () (Mobile) ()
OWNER: 900 East Broad Street Room 1000 FAX: () (Work) ()
(Name/Address) Richmond, VA 23219 E-mail Address: _____

OWNER'S Neil Bagnell, PE (Dewberry) PHONE: (Home) () (Mobile) (540) 690-1303
REPRESENTATIVE: 4805 Lake Brook Drive, Suite 200 FAX: () (Work) (804) 823-6974
(Name/Address) Glen Allen, VA 23060 E-mail Address: _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1202 West Graham Road
TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-680.1(d), 30-1220.1 & 30-1220.138
APPLICATION REQUIRED FOR: A site plan application to install a memorial statue and to replace existing pavement with a paver system.
TAX PARCEL NUMBER(S): N000-0740/013 ZONING DISTRICT: R-53 (Multifamily Residential District)
REQUEST DISAPPROVED FOR THE REASON THAT: Accessory structures are not permitted in the front yard.
DATE REQUEST DISAPPROVED: April 7, 2026 FEE WAIVER: YES NO:
DATE FILED: April 15, 2026 TIME FILED: 11:07 a.m. PREPARED BY: Josh Young RECEIPT NO. BZAC-184385-2026
AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

I BASE MY APPLICATION ON:
SECTION 17.20 PARAGRAPH(S) (c) OF THE CHARTER OF THE CITY OF RICHMOND
SECTION 15.2 -2309.2 OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) _____ 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: Leyne Lancaster DATE: 4-30-26

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

CASE NUMBER: BZA 16-2026 HEARING DATE: June 3, 2026 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 16-2026
150' Buffer

APPLICANT(S): City of Richmond Department of Public Works

PREMISES: 1202 West Graham Road
(Tax Parcel Number N000-0740/013)

SUBJECT: A site plan application to install a memorial statue
and to replace existing pavement with a paver system.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-680.1(d), 30-1220.1 & 30-1220.138
of the Zoning Ordinance for the reason that:
Accessory structures are not permitted in the front yard.





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

Drawing Index

C-000	COVER
C-001	GENERAL NOTES
C-002	ESC NARRATIVE
C-003	RICHMOND ESC NOTES
G-100	EXISTING CONDITIONS
L-100	DEMOLITION PLAN
L-200	SITE PLAN
L-300	GRADING AND DRAINAGE PLAN
L-310	SWM NARRATIVE AND CALCULATIONS
L-400	PLANTING PLAN
L-600	SITE DETAILS

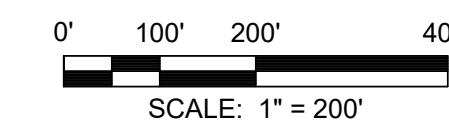
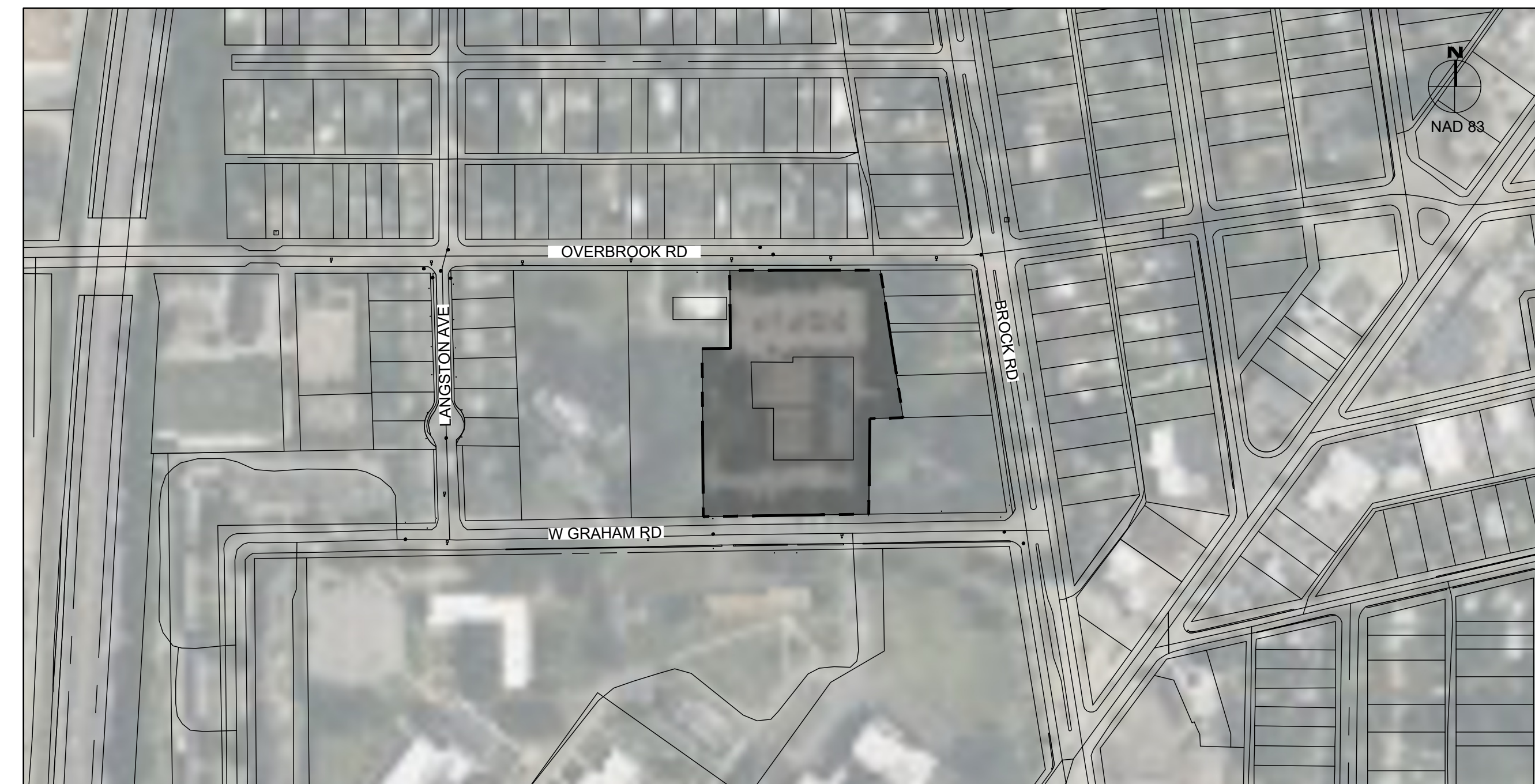
Project Information

SURVEYOR MIKE HOOVER	CIVIL ENGINEER KEVIN PENNOCK DEWBERRY ENGINEERS INC., 4805 LAKE BROOK DRIVE, SUITE 200, GLEN ALLEN, VA 23060 PHONE: 804.205.3338
DEWBERRY 4805 LAKE BROOK DRIVE, SUITE 200 GLEN ALLEN, VA 23060 PHONE: 804.205.3355	
OWNER CITY OF RICHMOND GENERAL SERVICES 900 E. BROAD ST, ROOM 707 RICHMOND, VA 28219 PHONE:804.646.6006	

Site Statistics

SITE ADDRESS:	1202 WEST GRAHAM RD, RICHMOND, VA 23220
PIN:	N0000740013
EXISTING USE:	PLAZA
PROPOSED USE:	PLAZA
ZONING:	R-53
ADJACENT ZONING:	I, R-53
FLOODPLAIN PERCENTAGE:	0.00%
RPA PERCENTAGE:	0.00%
RPA IMPACTS:	0 SF
LAND DISTURBANCE:	0.15 AC
HUC 8:	02080206, LOWER JAMES
RECEIVING CHANNEL/ WATERS:	JAMES RIVER

FLOOD PLAIN NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL (5101290029E), WHICH BEARS AN EFFECTIVE DATE OF JULY 8TH, 2025.



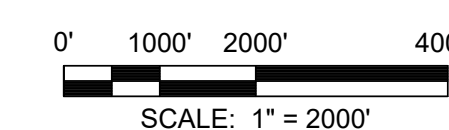
RICHMOND POLICE MEMORIAL PLAZA

Richmond, Virginia

SITE PLAN SUBMITTAL SET

Client:
RICHMOND POLICE

Vicinity Map



Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

RICHMOND POLICE
RICHMOND POLICE
MEMORIAL PLAZA
1202 W GRAHAM RD
RICHMOND, VA 23220
PERMIT SET

SEAL

KEY PLAN

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SCALE

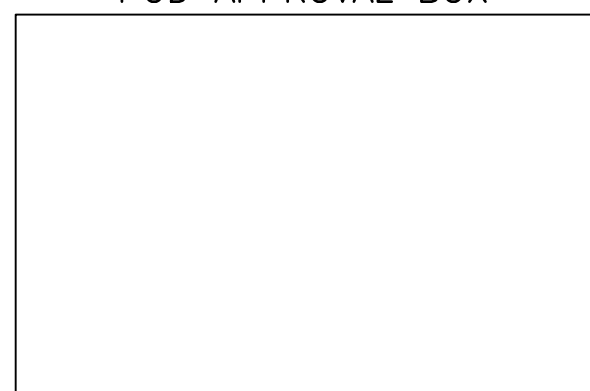
REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY _____ RYB
APPROVED BY _____ KAP
CHECKED BY _____ NB
DATE _____ XX/XX/2026
TITLE

COVER

POD APPROVAL BOX



PROJECT NO. 50191362

C-000

RICHMOND POLICE
**RICHMOND POLICE
MEMORIAL PLAZA**

1202 W GRAHAM RD
RICHMOND, VA 23220

PERMIT SET

SEAL

KEY PLAN

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SCALE

REVISIONS

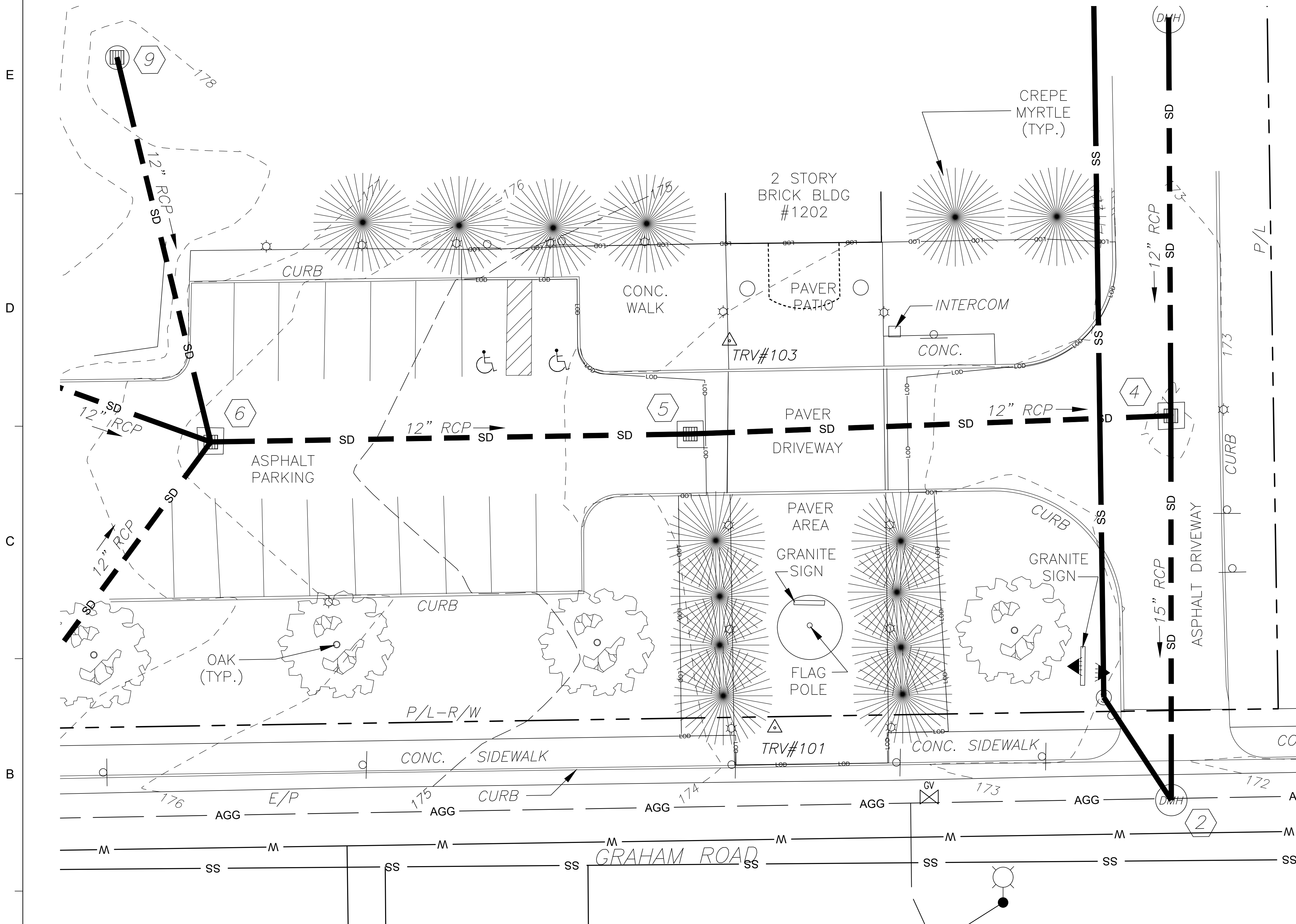
NO.	DESCRIPTION	DATE

DRAWN BY _____ RYB
APPROVED BY _____ KAP
CHECKED BY _____ NB
DATE _____ XX/XX/2026
TITLE

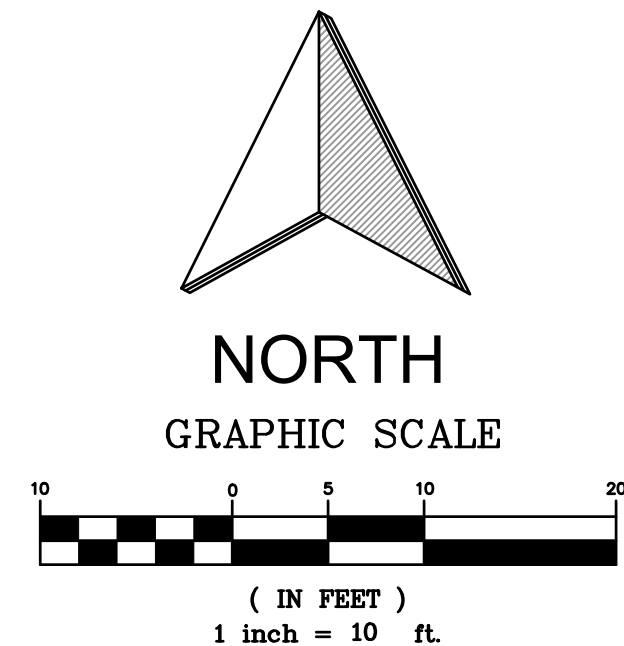
**EXISTING
CONDITIONS**

PROJECT NO. 50191362

G-100



- NOTES**
- SEE SHEET LG001 FOR NOTES, LEGENDS, AND ABBREVIATIONS.
 - ALL EXISTING UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE PRESENCE OF UTILITIES. THE CONTRACTOR SHALL ADJUST ANY EXISTING UTILITIES TO REMAIN TO THE PROPOSED FINISHED GRADE.



RICHMOND POLICE
RICHMOND POLICE
MEMORIAL PLAZA

1202 W GRAHAM RD
RICHMOND, VA 23220

PERMIT SET

SEAL

KEY PLAN

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SCALE

REVISIONS

NO.	DESCRIPTION	DATE

NO. DESCRIPTION DATE

DRAWN BY RYB

APPROVED BY KAP

CHECKED BY NB

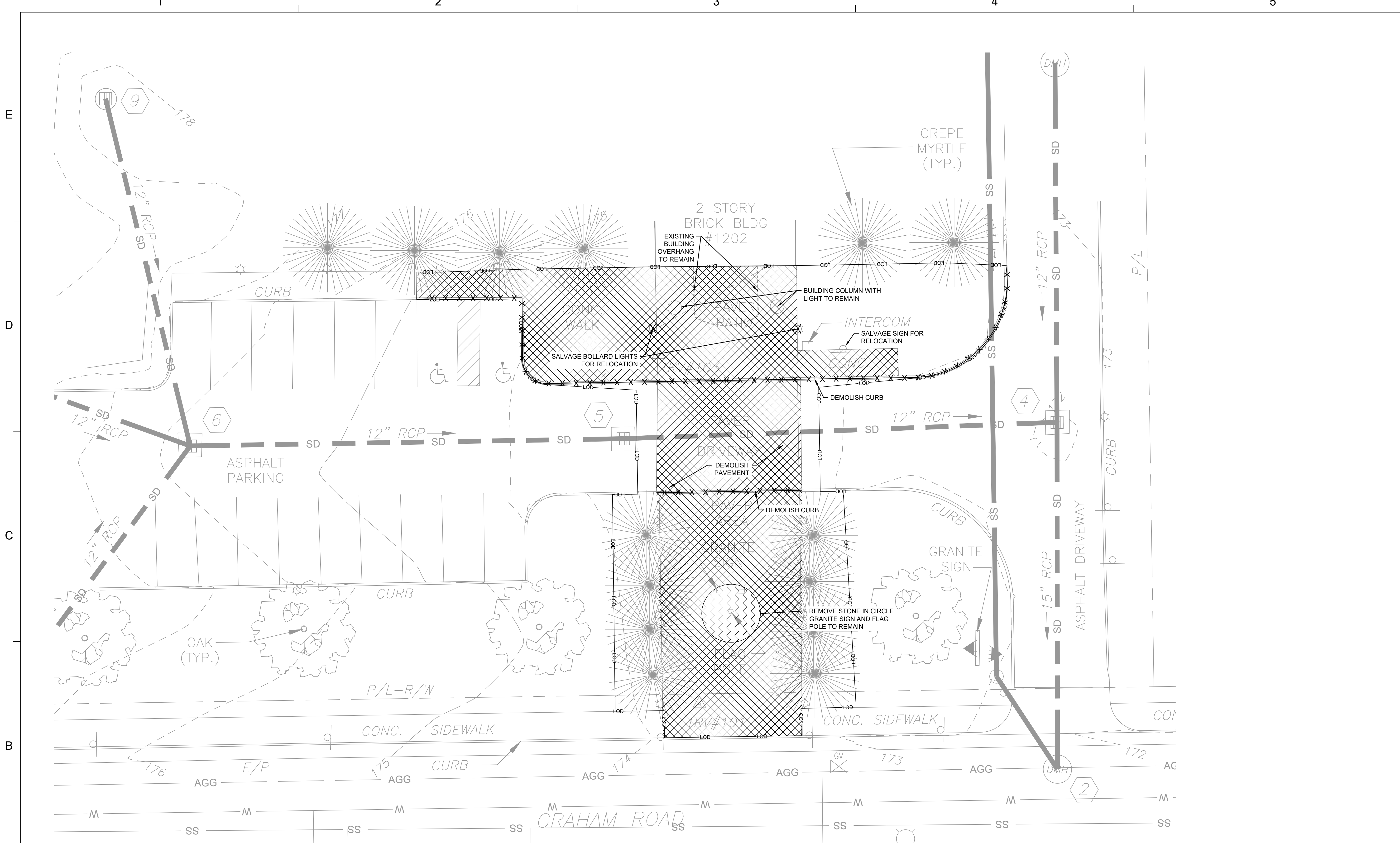
DATE XX/XX/2026

TITLE

DEMOLITION PLAN

PROJECT NO. 50191362

L-100

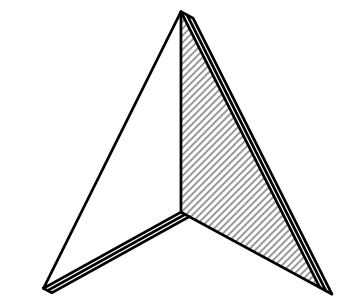


NOTES

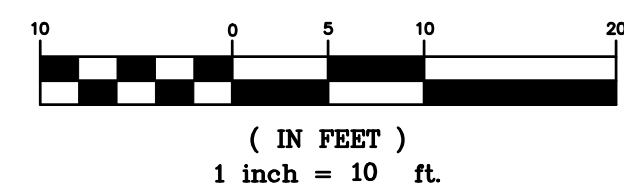
- SEE SHEET C-001 FOR NOTES, LEGENDS, AND ABBREVIATIONS.
- SEE SHEET G-100 FOR EXISTING CONDITIONS
- ALL EXISTING UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE PRESENCE OF UTILITIES. THE CONTRACTOR SHALL ADJUST ANY EXISTING UTILITIES TO REMAIN TO THE PROPOSED FINISHED GRADE
- NOT ALL EXISTING VEGETATION IS SHOWN. CONTRACTOR TO REVIEW PLANS, LIMITS OF DISTURBANCE, AND VISIT SITE TO VERIFY VEGETATION TO BE REMOVED. NO INCREASE IN CONTRACT VALUE SHALL BE CONSIDERED.
- SAWCUT ASPHALT AND CONCRETE LEAVING CLEAN, NEAT EDGES. REMOVE ALL CONCRETE TO THE NEAREST JOINT. DEMOLITION LIMITS FOR CONCRETE ITEMS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING REMOVAL LIMITS TO THE NEAREST JOINT.
- EXISTING BUILDING FACADE SHALL NOT BE DAMAGED UNLESS OTHERWISE NOTED.
- FIRE DEPARTMENT VEHICULAR ACCESS, NO LESS THAN 18' IN WIDTH SHALL BE PROVIDED TO ALL STRUCTURES UNDER CONSTRUCTION SHALL ALWAYS BE PROVIDED. IN AREAS WHERE GROUND SURFACES ARE SOFT OR LIKELY TO BECOME SOFT, HARD ALL-WEATHER SURFACE ROADS SHALL BE PROVIDED.

DEMOLITION LEGEND

- X — X — X — CURB REMOVAL
- X REMOVE EXISTING FEATURE
- [Hatched Circle] PAVEMENT REMOVAL AS LABELLED
- [Wavy Circle] STONE REMOVAL AS LABELLED



NORTH
GRAPHIC SCALE



A

C

D

E

1

2

3

4

5



UDC 2025-27 Approval Letter

September 16, 2025

The application for **UDC 2025-21 CONCEPTUAL – Location, Character, and Extent review of the proposed plans for the relocation and installation of the Richmond Police Memorial Statue at the Richmond Police Training Academy, 1202 W. Graham Road.** was approved by the Urban Design Committee on September 11, 2025, and the City of Richmond Planning Commission on September 16, 2025, with the following conditions:

1. UDC recommends that final details on outdoor lighting be sensitive to light pollution or dark-skies compliant, where applicable.
2. UDC recommends inclusion of permeable hardscape materials and sustainable stormwater features, where appropriate, and as suggested by the Urban Design Guidelines.
3. UDC recommends the inclusion of public art, where feasible.
4. UDC recommends that the re-use of existing materials onsite should be incorporated with the design plans, where feasible.
5. UDC recommends the Applicant to revise plans to simplify the paving pattern .
6. UDC recommends the Applicant provide ADA-compliant pedestrian crossings across the internal drive aisle, including striping, ramps, and detectable warnings.
7. UDC recommend the Applicant explore opportunities for micro-mobility infrastructure, such as bicycle racks.
8. UDC recommends the Applicant to explore opportunity to front light the proposed statue.
9. UDC recommends the Applicant to explore the expansion of pedestrian space in front of statue.
10. UDC recommends the Applicant to consider lighting options for front lanterns specifically concerning style and scale.

Current plans, staff report, and a recording of the CPC meeting is available on the City of Richmond's Legistar Website which is linked here:

<https://richmondva.legistar.com/MeetingDetail.aspx?ID=1249065&GUID=A353959D-3514-4ACF-A7CA-CE4D7429AA6C&Options=info|&Search=>

Should you have any questions please do not hesitate to contact me at 804-646-5467 or Raymond.Roakes@rva.gov.

Thank You,

Ray Roakes, Urban Design Committee Secretary