



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

September 9, 2025

K C Enterprises of VA LLC  
21119 Baileys Grove Drive  
S Chesterfield, VA 23803

Baker Development Resources  
530 East Main Street, Suite 600  
Richmond, VA 23219  
Attn: Will Gillette

To Whom It May Concern:

**RE: BZA 35-2025**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, October 1, 2025 at 1:00 PM** in the 5<sup>th</sup> 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 1911 MAPLEWOOD AVENUE (Tax Parcel Number W000-0843/006), 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 **899 614 784#**. 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 October 1, 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](mailto: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 35-2025  
Page 2  
September 9, 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](mailto: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.

1907 Maplewood Llc  
807 Horsepen Rd  
Henrico, VA 23229

1907 Maplewood Llc  
Po Box 8573  
Richmond, VA 23226

1914 Maplewood Ave Llc  
10993 Bacon Race Rd  
Woodbridge, VA 22192

Aly Apartments Llc  
P.o. Box 14588  
Richmond, VA 23221

Brown Jennifer B  
1909 Maplewood Ave  
Richmond, VA 23220

Dobrin 2 Llc  
107 S 1st St  
Richmond, VA 23219

Duren Ada H  
1919 Maplewood Ave  
Richmond, VA 23220

Fells Dorothy B And Shannon R  
1900 Maplewood Ave  
Richmond, VA 23220

Fitzgerald Herman L Jr Trs  
6050 Knights Ridge Wy  
Alexandria, VA 22310

Lugovaya Svetlana Llc  
107 S 1st St  
Richmond, VA 23219

Reid Daniel And Marano Mckendry And  
Lindsey  
10313 Old Camp Rd  
N Chesterfield, VA 23235

Ryland Robert B And Christine F  
11941 Rothbury Dr  
Richmond, VA 23236

Sheppard Douglas R And Charlotte R  
6900 Lakeshore Ct  
Quinton, VA 23141

Smith James C  
1924 Lakeview Ave  
Richmond, VA 23220

White Kim L Life Estate  
1920 Maplewood Ave  
Richmond, VA 23220

White Marcus R  
21 Brandy Wine St Sw  
Washington, DC 20032

Winston Calvin R Jr  
1913 Maplewood Ave  
Richmond, VA 23220

## City of Richmond, VA Report

### Property Owner

**Name:** K C ENTERPRISES OF VA LLC

**Mailing Address:** 21119 BAILEYS GROVE DR  
S CHESTERFIELD, VA 23803

**Parcel Use:** R Single Family Vacant (R1-R7)

**Neighborhood:** 232

### Property Information

**Property Address:** 1911 Maplewood Ave

**PIN** W0000843006


**Size:** 0.107 Acres, 4680.000 Square Feet

**Property Description:** 0040.00X0117.00 0000.000

### Current Assessment

Year	Land	Improvements	Total
2026	\$100,000	\$0	\$100,000

### Deed Transfers

Recordation Date	Book	Page	Deed Type	Consideration	 Grantee
6/27/2025	ID2025	10704	WD	\$116,600	K C ENTERPRISES OF VA LLC
8/3/1998	09802	00318	N/A	\$0	BROWN JENNIFER B
10/19/1987	000011	00249	N/A	\$0	Not Available
1/1/1900	000011	00249	N/A	\$0	Not Available

Assessment History			
Year	Land	Improvements	Total
2025	\$100,000	\$0	\$100,000
2024	\$95,000	\$0	\$95,000
2023	\$85,000	\$0	\$85,000
2022	\$75,000	\$0	\$75,000
2021	\$65,000	\$0	\$65,000
2020	\$50,000	\$0	\$50,000
2019	\$45,000	\$0	\$45,000
2018	\$30,000	\$0	\$30,000
2017	\$30,000	\$0	\$30,000
2016	\$30,000	\$0	\$30,000
2015	\$30,000	\$0	\$30,000
2014	\$30,000	\$0	\$30,000
2013	\$30,000	\$0	\$30,000
2012	\$29,000	\$0	\$29,000
2011	\$29,000	\$0	\$29,000
2010	\$29,000	\$0	\$29,000
2009	\$29,000	\$0	\$29,000
2008	\$29,000	\$0	\$29,000
2007	\$29,000	\$0	\$29,000
2006	\$27,000	\$0	\$27,000
2005	\$24,800	\$0	\$24,800

## Map



**Not a Legal Document**

Subject to terms and conditions  
[www.actDataScout.com](http://www.actDataScout.com)



**RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM**



**TO BE COMPLETED BY THE APPLICANT**

PROPERTY KC Enterprises of VA LLC PHONE: (Home) ( ) (Mobile) ( )  
OWNER: 2119 Baileys Grove Dr,  
S Chesterfield, VA 23803 FAX: ( ) (Work) ( )  
(Name/Address) E-mail Address:

OWNER'S REPRESENTATIVE:  
(Name/Address) Baker Development Resources/ Will Gillette PHONE: (Mobile) (804) 874-6275  
530 E Main Street, Ste 600 (Email) will@bakerdevelopmentresources.com  
Richmond VA 23219

**TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE**

PROPERTY ADDRESS(ES): 1911 Maplewood Ave  
TYPE OF APPLICATION: VARIANCE ☒ SPECIAL EXCEPTION OTHER  
ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-410.4  
APPLICATION REQUIRED FOR: A building permit to construct a single-family detached dwelling.  
TAX PARCEL NUMBER(S): W0000843006 ZONING DISTRICT: R-5 (Single-Family Detached Residential) district  
REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width are not met. A lot area of 5,000 square feet and a lot width of 50 feet is required; a lot area of 4680 square feet and a lot width of 40 feet is proposed.  
DATE REQUEST DISAPPROVED: August 7, 2024 FEE WAIVER: YES NO: ☒  
DATE FILED: August 7, 2025 TIME FILED: 1:33 p.m. PREPARED BY: Madison Sobczak RECEIPT NO. BZAR-170585-2025  
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: 8/21/25

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

CASE NUMBER: BZA 35-2025 HEARING DATE: October 1, 2025 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 35-2025  
150' Buffer

APPLICANT(S): K C Enterprises of VA LLC

PREMISES: 1911 Maplewood Avenue  
(Tax Parcel Number W000-0843/006)

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](mailto: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:** \_\_\_\_\_ 

- 



16' PUBLIC ALLEY

4680 Sq. Feet  
0.107 Acres

S 28°11'52" W 117.00'

N 28°11'52" E 117.00'

S 61°48'08" E 40.00'

BLOCK GARAGE

CONC.

CONC. WALK

104.6' TO E/L OF S. MEADOW ST.

#1909

#1913

RF

24.6'

24.5'

13.0'

BROWN  
02, PG 318  
00843005

WINSTON  
INST. 05002974  
W0000843007

MAPLEWOOD AVE.  
40' PUBLIC R/W

*SURVEY OF  
1911 MAPLEWOOD AVE.*

JULY 13, 2025  
SCALE: 1"=20'

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

ADDRESS: 1911 MAPLEWOOD  
PARCEL: W0000843006  
ZONED R-5  
SETBACKS  
FRONT: 25'  
SIDE: 5'  
REAR: 5'

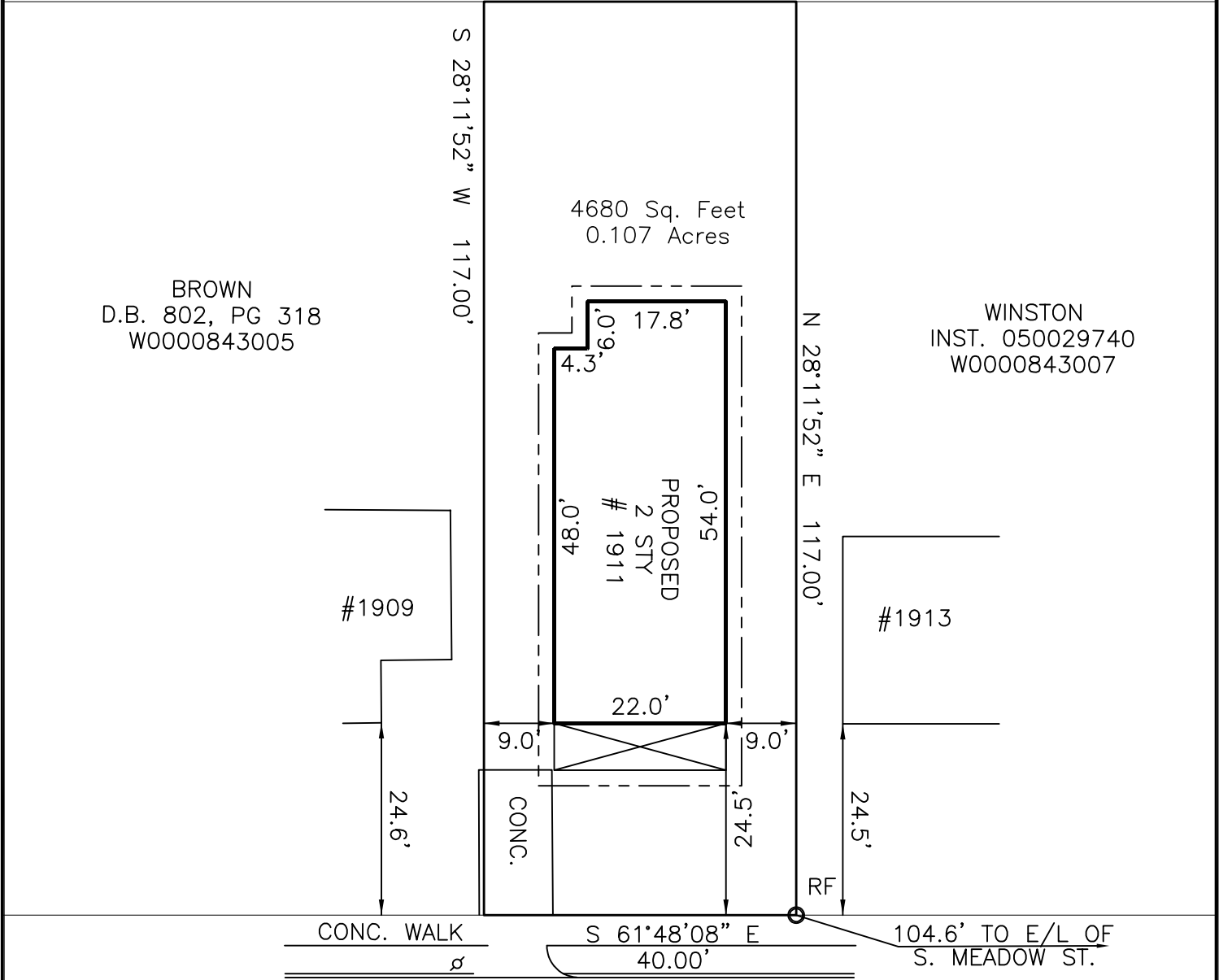
EX. LOT SIZE: 4080 SQ.FT.

AREA OF DISTURBANCE: 1639 Sq. Feet  
ONCE CONSTRUCTION IS COMPLETE SITE  
IS TO BE PERMANENTLY SEEDED.

--- LIMITS OF DISTURBANCE



N 61°48'08" W 40.00' 16' PUBLIC ALLEY



MAPLEWOOD AVE.  
40' PUBLIC R/W

SITE PLAN

1911 MAPLEWOOD AVE.

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

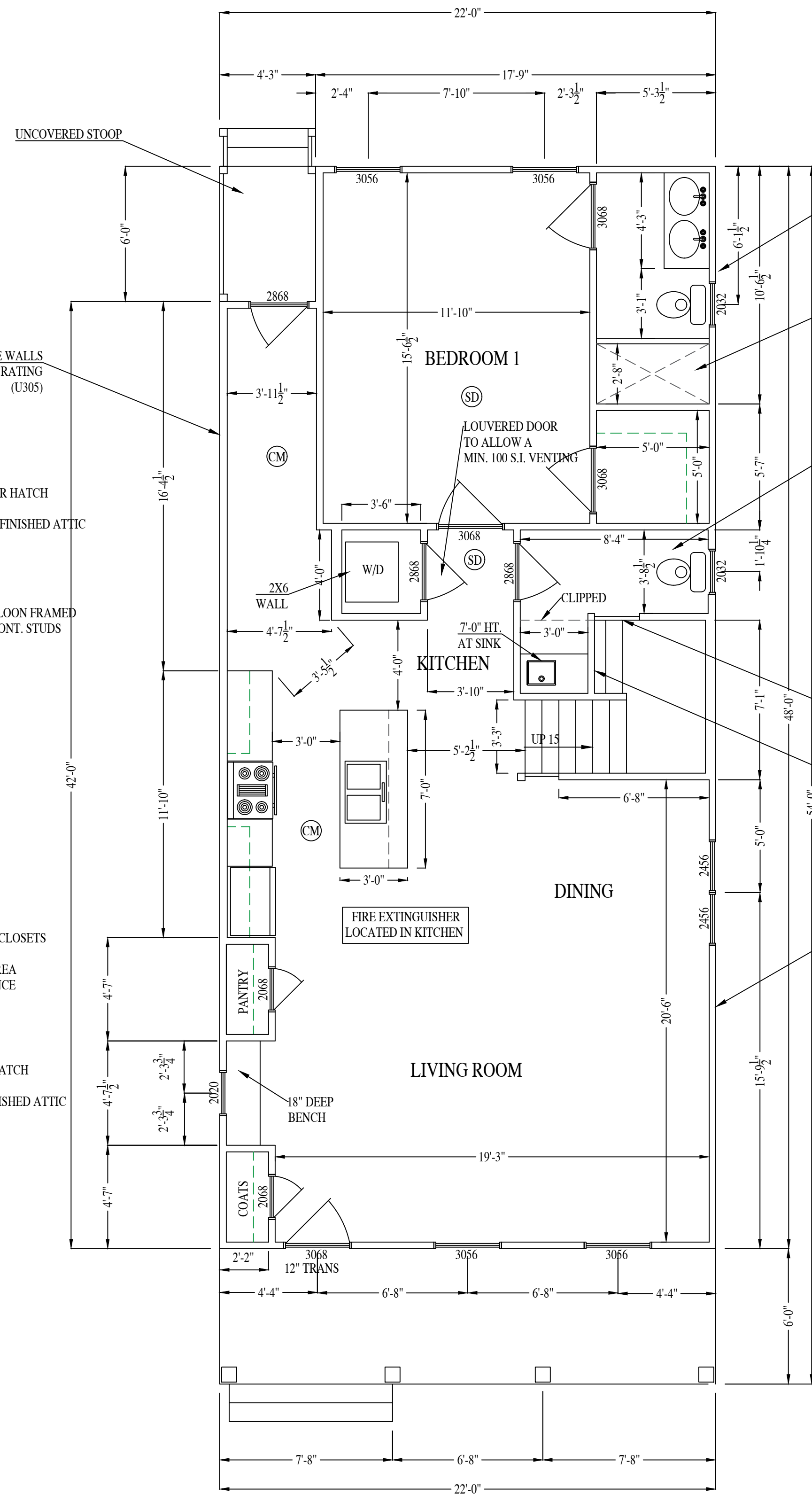
CITY OF RICHMOND  
VIRGINIA  
JULY 30, 2025  
SCALE: 1"=20'

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32  
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4

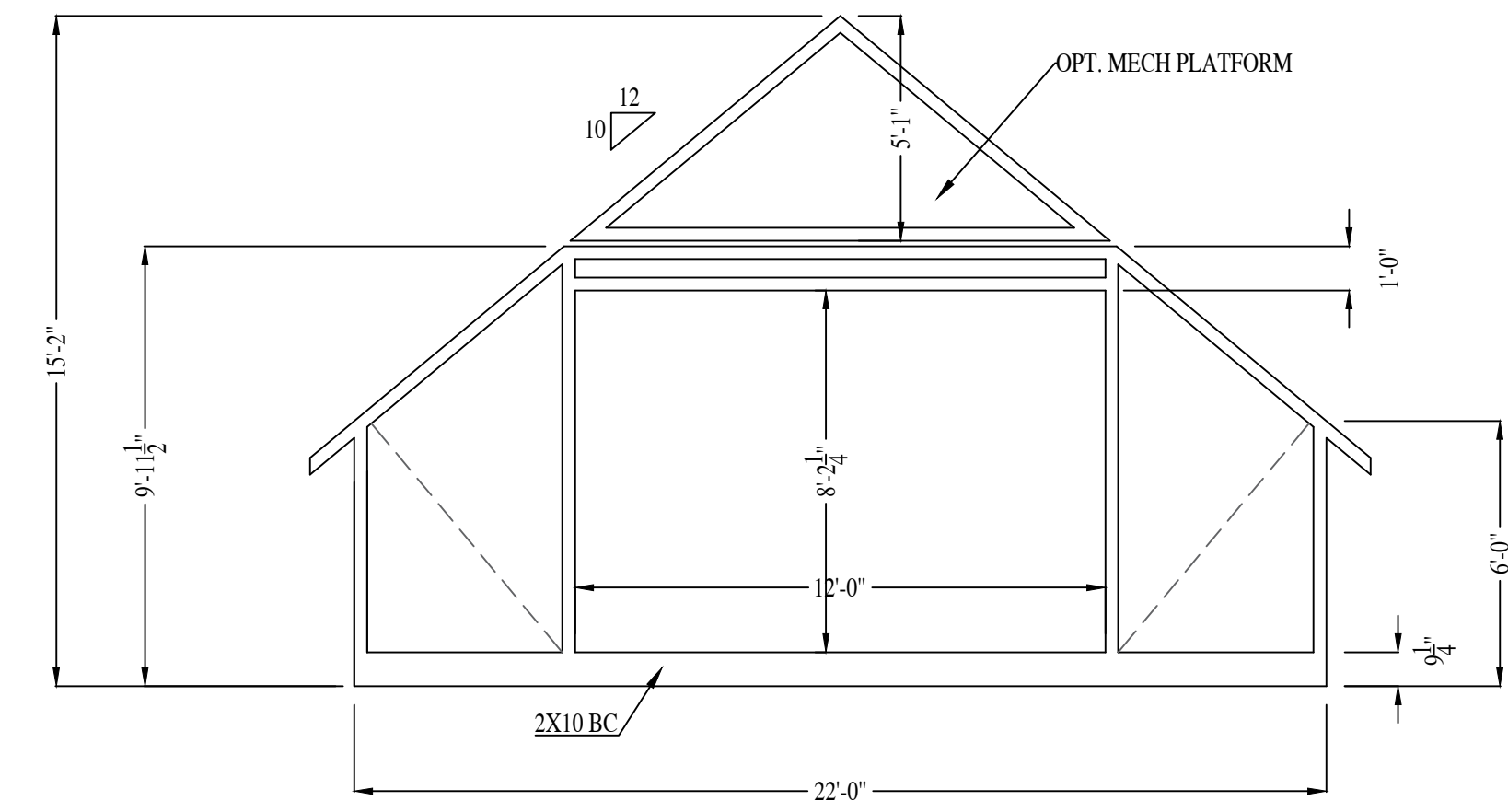
Architectural floor plan of a three-bedroom house. The plan includes the following rooms and features:

- Bedroom 3 (SD):** Located at the top left, measuring 12'-0" x 11'-3". It includes a 24" wide x 60" insulated door hatch access through the closet, code requiring access to the unfinished attic.
- Bedroom 2 (SD):** Located at the bottom left, measuring 12'-0" x 12'-11". It includes a 24" wide x 60" insulated door hatch access through the closet, code requiring access to the unfinished attic.
- Bedroom 1 (SD):** Located at the top right, measuring 11'-10" x 15'-6 1/2". It includes a louvered door to allow a minimum 100 S.F. venting.
- Bathroom:** Located between Bedroom 2 and Bedroom 1, measuring 8'-0" x 5'-0". It includes a 24" x 24" attic access.
- Kitchen:** Located in the center, measuring 11'-10" x 11'-10". It includes a 7'-0" high countertop at the sink, a fire extinguisher located in the kitchen, and a 24" x 24" attic access.
- Dining:** Located to the right of the kitchen, measuring 19'-3" x 15'-0 1/2".
- Living Room:** Located at the bottom right, measuring 19'-3" x 15'-0 1/2". It includes an 18" deep bench.
- Pantry:** Located between the kitchen and living room, measuring 4'-7" x 2'-3 1/2".
- Coats:** Located near the living room, measuring 4'-7" x 2'-3 1/2".
- Stairs:** Located in the center, measuring 7'-10" x 7'-10".
- Uncovered Stoop:** Located at the top left, measuring 6'-0" x 6'-0".
- Side Walls:** Located on the left side, measuring 12'-0" x 12'-0".
- Dimensions:** The overall dimensions of the house are 22'-0" wide by 42'-0" deep.
- Annotations:**
  - "24" WIDE X 60" INSULATED DOOR HATCH ACCESS THRU CLOSET CODE REQUIRES ACCESS TO UNFINISHED ATTIC"
  - "24" X 24" ATTIC ACCESS"
  - "24" WIDE X 60" INSULATED DOOR HATCH ACCESS THRU CLOSET CODE REQUIRES ACCESS TO UNFINISHED ATTIC"
  - "PER R303.3 BATHS AND WATER CLOSETS SHALL BE PROVIDED WITH NOT LESS THAN 3 SF OF GLAZING AREA OR EXHAUST FAN IN COMPLIANCE WITH SECTION M1505"
  - "2X6 BALLOON FRAMED WALL, CONT. STUDS"
  - "FIRE EXTINGUISHER LOCATED IN KITCHEN"
  - "18" DEEP BENCH"
  - "CLIPPED"
  - "7'-0" HT. AT SINK"
  - "W/D"
  - "2X6 WALL"
  - "SIDE WALLS TO HAVE 1 HOUR RATING (U305)"
  - "UNCOVERED STOOP"

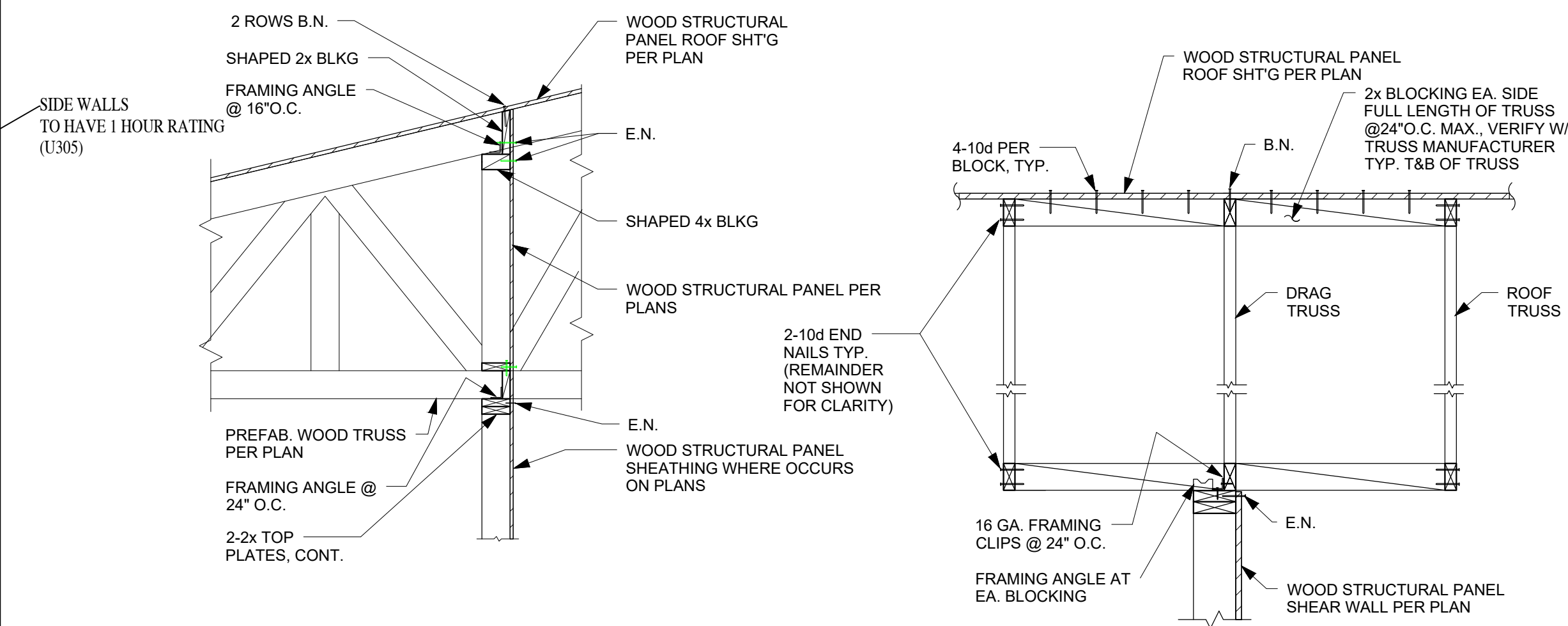
2ND FLOOR HEATED SQ. FOOTAGE: 492 S.F.



1ST FLOOR HEATED SQ. FOOTAGE: 1030 S.F.



SMOKE DETECTOR	(SD)
CO + SMOKE DETECTOR	(CM)



Minimum 24" wood structural panel sheathing or 32" structural fiberboard sheathing corner return

16d nail (3-1/2" x 0.131") at 12 in. o.c.

Optional nonstructural filler panel

See Table R602.3(1) for fastening

Orientation of stud may vary. See Figure R602.3(2).

Gypsum wall board as required and installed in accordance with Chapter 7 (of the IRC)

Continuous wood structural panel or structural fiberboard braced wall line

See Table R602.3(1) for fastening

[illegible]

DATE:  
7-23-2025

SHEET:  
A1.1





COPYRIGHT - RIVER MILL DEVELOPMENT, LLC  
DO NOT COPY OR REPLICATE IN ANY WAY.

1911 MAPLEWOOD AVE

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM

PHONE: (434) 774-4535

## REVISION NOTES

SCALE:

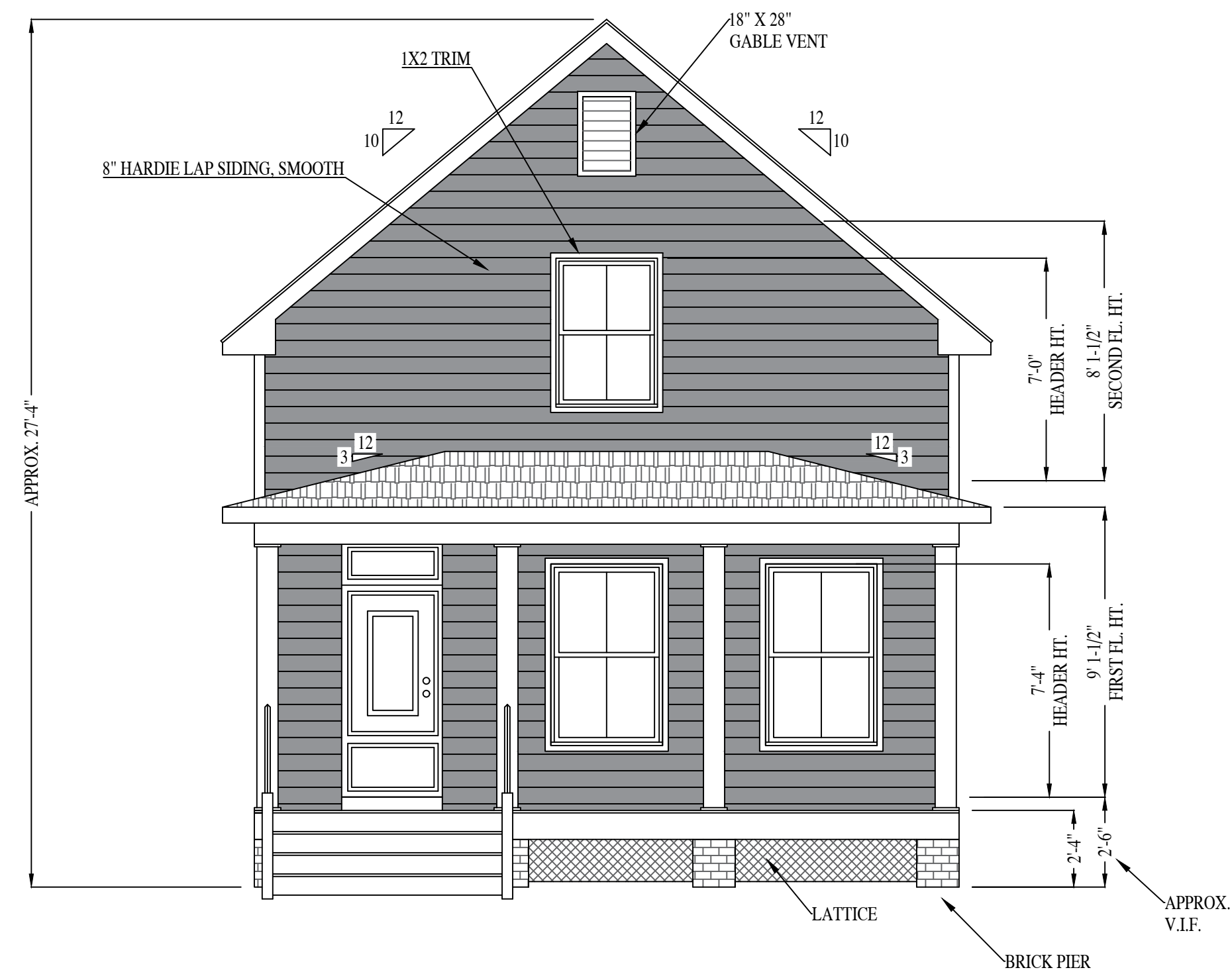
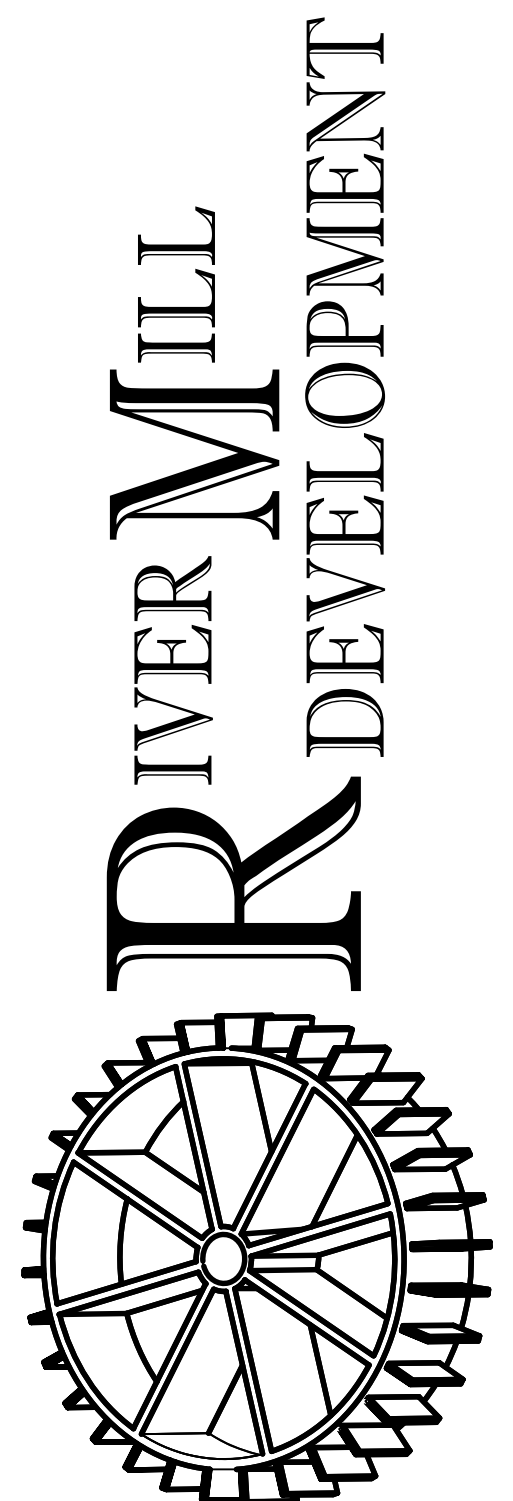
$$1/4'' = 1'-0''$$

DATE:

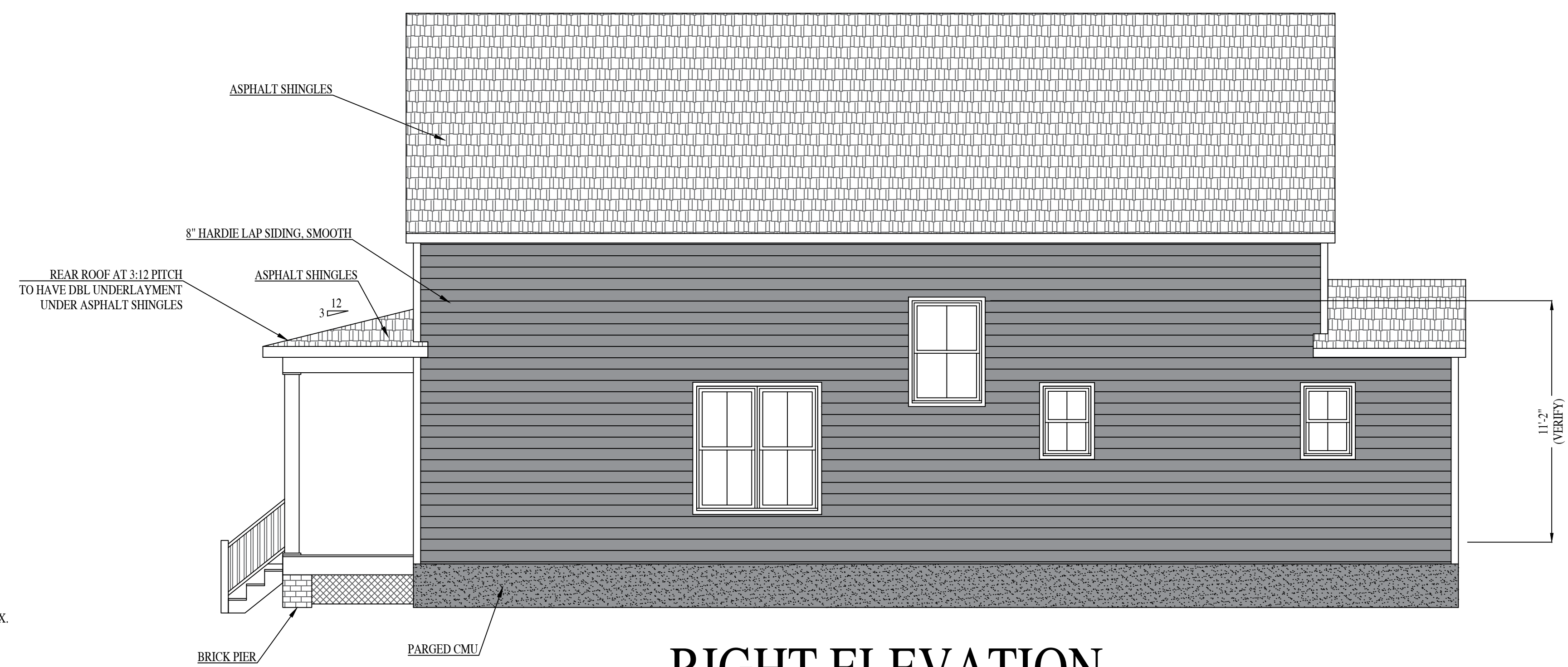
7-23-2025

SHEET:

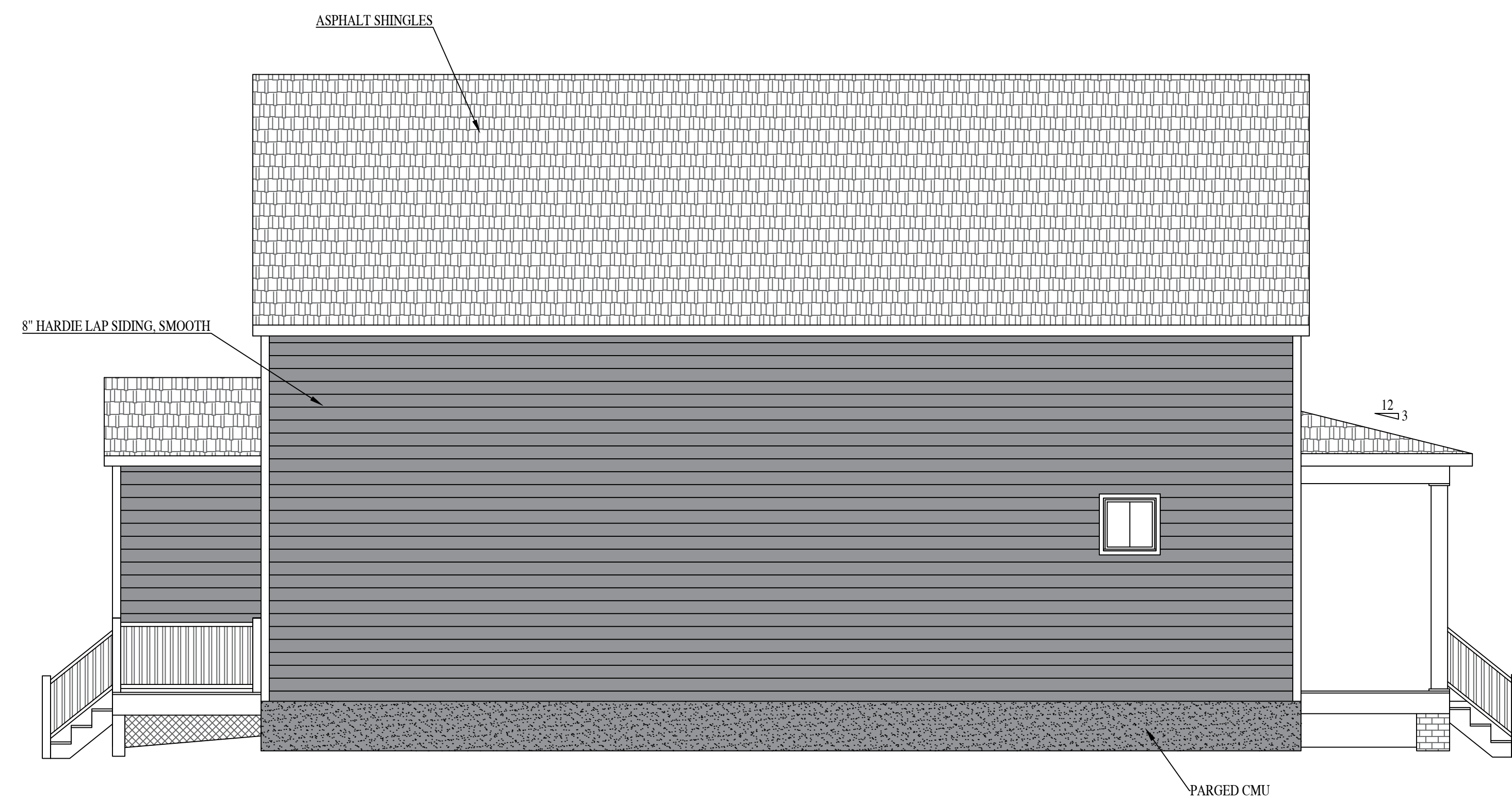
## A2.1



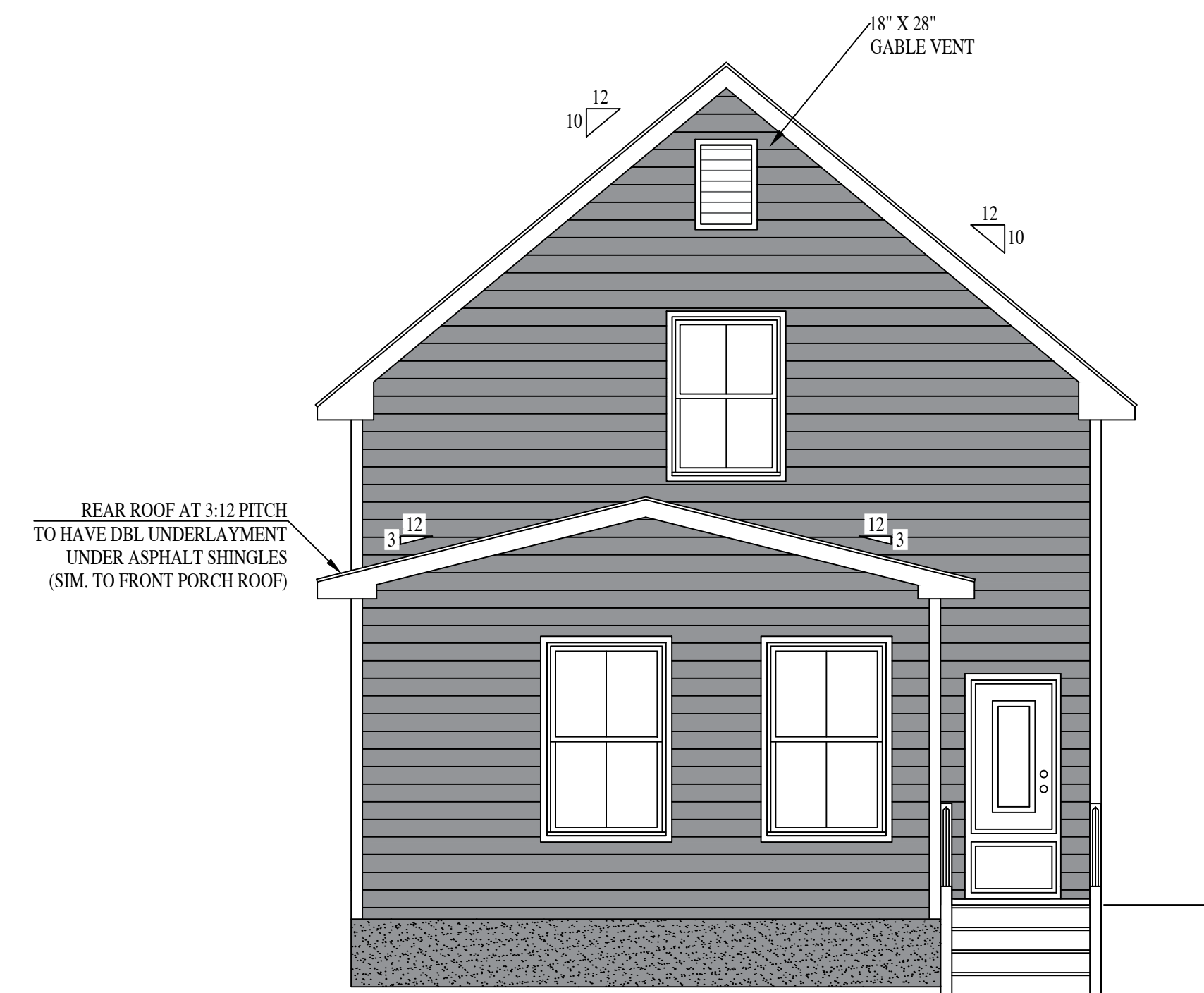
## FRONT ELEVATION



## RIGHT ELEVATION



### LEFT ELEVATION



## REAR ELEVATION