



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

October 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: Mark Baker

To Whom It May Concern:

RE: BZA 38-2025

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 2417 WARWICK AVENUE (Tax Parcel Number S007-1628/012), 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 **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

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Page 2
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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 dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and 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.

A & A Leasing Inc
2109 Richmond Hwy
Richmond, VA 23224

Adkins Betty Virginia
2416 Wright Ave
Richmond, VA 23224

Asset Management & Rentals Llc
Po Box 6171
Richmond, VA 23222

Bridy Shawn & Tasha
2414 Wright Ave
Richmond, VA 23224

City Of Richmond Public Works
900 E Broad St Rm 701
Richmond, VA 23279

Davenport Mark A
Po Box 24966
Richmond, VA 23224

El Amin Hanan
2503 Warwick Ave
Richmond, VA 23224

Fuentes Rogelio Garcia
2408 Warwick Ave
Richmond, VA 23224

Galloway John Trust Trustee Fbo
Joseph H Galloway
2214 B Pot Spring Rd
Timonium, MD 21093

Garrido Evelyn J & Herrera Isaias B
2500 Warwick Ave
Richmond, VA 23224

H & H Real Estate Development
2503 Warwick Ave
Richmond, VA 23224

Hardy Rose M
2411 Warwick Ave
Richmond, VA 23224

Holloway Michael D
2500 Wright Ave
Richmond, VA 23224

Ladies Mile Square Apartments Llc
Po Box 8833
Richmond, VA 23225

Lopez Menjivar Cindy Yamileth
219 N Cameron Ct
Sterling, VA 20164

Quadrant Properties Llc
13525 Cotley Ln
Richmond, VA 23233

Settle Nathan And Tyler Tasha
2414 Warwick Ave
Richmond, VA 23224

Swisher Daniel & Rachel T
2420 Wright Ave
Richmond, VA 23224

Thorpe Felecia
20504 Curch Re
Matoaca, VA 23803

Turner Shanon Living Trust Trustee
6019 Moonlight Dr
N Chesterfield, VA 23234

Ver Mex Construction Llc
17801 Beach Rd
Chesterfield, VA 23838

Villarroel Luis M
2410 Wright Ave
Richmond, VA 23224

PIN: S0071628012

PID: 49306

As of: 10/9/2025 9:30:40 PM

City of Richmond, VA Report

Property Owner

Name: LOGAN MULTIFAMILY PROPERTIES LLC**Mailing Address:** 1401 E CARY ST #200
RICHMOND, VA 23219**Parcel Use:** R One Story**Neighborhood:** 358

Property Information

Property Address: 2417 Warwick Ave**PIN** S0071628012**Size:** 0.315 Acres, 13700.000 Square Feet**Property Description:** MELROSE L11-12 B8; 0100.00X0137.00 0000.000

Current Assessment

Year	Land	Improvements	Total
2026	\$55,000	\$112,000	\$167,000

Deed Transfers

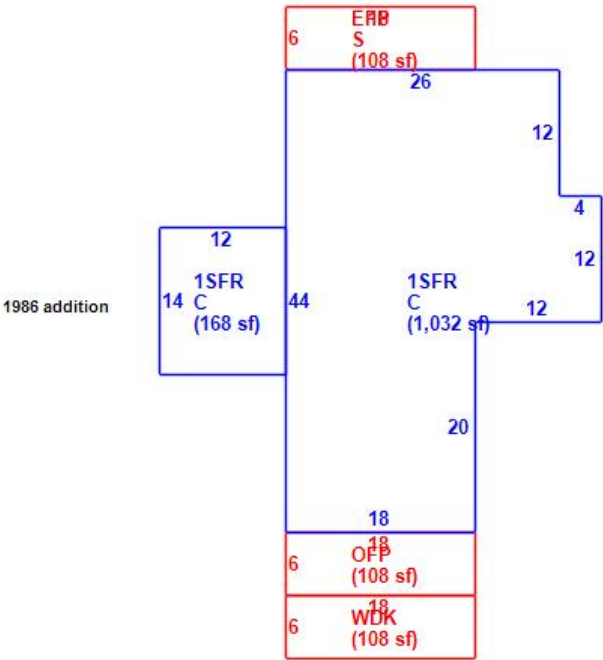
Recordation Date	Book	Page	Deed Type	Consideration	Grantee
9/16/2025	ID2025	15255	OT	\$145,800	LOGAN MULTIFAMILY PROPERTIES LLC
6/26/2025	ID2025	10557	BS	\$170,000	TREK PROPERTIES LLC
5/7/2021	ID2021	13171	BS	\$75,000	LOGAN MULTIFAMILY PROPERTIES
5/11/2015	ID2015	7892	BS	\$0	BALAS PROPERTY LLC
8/17/2006	ID2006	28477	BS	\$45,000	BALAS PETER P
6/1/1995	00440	1640	N/A	\$21,000	SMITH HENRY L JR
11/10/1993	000372	00199	N/A	\$45,415	Not Available
7/31/1992	000312	00028	N/A	\$43,000	Not Available
6/10/1992	000305	02117	N/A	\$9,504	Not Available
1/1/1900	000305	02117	N/A	\$9,504	Not Available

Residential Card 1 Details

Story	Style	Total Liv	Year Built
1.0	1sty Oldest	1,200	1925

Model:	RESIDENTIAL	Rooms:	Beds: 3
Interior Wall:	Other	Bathrooms:	Full: 1 Half: 0
Interior Wall 2:		Central AC:	None
Exterior Wall:	Metal or Vinyl Siding	Heat/Cool:	Space Heater
Exterior Wall 2:		Floor Cover:	Softwood
Roof Type:	Gable	Floor Cover 2:	N/A
Roof Cover:	Metal, preformed corrugate	Floor Cover 3:	N/A

Residential Card 1 Sketch



Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SFR	1 Story Frame - Fin	1,200	1,200
C	Crawl Space	1,200	0
EFP	Porch - Enclosed - Frame	108	0
OFP	Porch - Open - Frame	108	0
S	Slab	108	0
WDK	Deck - Wood	108	0
Totals		2,832	1,200

Assessment History

Year	Land	Improvements	Total
2025	\$55,000	\$104,000	\$159,000
2024	\$45,000	\$110,000	\$155,000
2023	\$36,000	\$96,000	\$132,000
2022	\$36,000	\$73,000	\$109,000
2021	\$16,000	\$60,000	\$76,000
2020	\$15,000	\$51,000	\$66,000
2019	\$15,000	\$42,000	\$57,000
2018	\$15,000	\$39,000	\$54,000
2017	\$15,000	\$39,000	\$54,000
2016	\$15,000	\$39,000	\$54,000
2015	\$15,000	\$43,000	\$58,000
2014	\$15,000	\$43,000	\$58,000
2013	\$22,000	\$48,000	\$70,000
2012	\$22,000	\$53,000	\$75,000
2011	\$22,000	\$58,000	\$80,000
2010	\$22,000	\$58,000	\$80,000
2009	\$22,000	\$58,300	\$80,300
2008	\$22,000	\$58,300	\$80,300
2007	\$18,000	\$58,300	\$76,300
2006	\$14,000	\$58,300	\$72,300
2005	\$12,000	\$53,000	\$65,000

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: Trek Properties, LLC

PHONE: (Home) () (Mobile) ()

ADDRESS 3420 Pump Road, #285

FAX: () (Work) ()

Richmond, Virginia 23233

E-mail Address:

PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources

PHONE: (Home) () (Mobile) (804) 874-6275

(Name/Address) 530 East Main Street, Suite 600

FAX: () (Work) ()

Richmond, Virginia 23219

E-mail Address: will@bakerdevelopmentresources.com

Attn: Will Gillette

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES) 2417 Warwick Avenue

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.4

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

TAX PARCEL NUMBER(S): S007-1628/012

ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED 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, one (1) lot having a lot area of 13,700.0 square feet and a lot width of one hundred feet (100') currently exists; a lot area of 5,905.0 square feet and a lot width of 43.1' are proposed (Lot 11).

DATE REQUEST DISAPPROVED: September 16, 2025

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: August 14, 2025 **TIME FILED:** 1:42 p.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-172647-2025

AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

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:** 09/23/2025

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

CASE NUMBER: BZA 38-2025 **HEARING DATE:** November 5, 2025 **AT** 1:00 **P.M.**

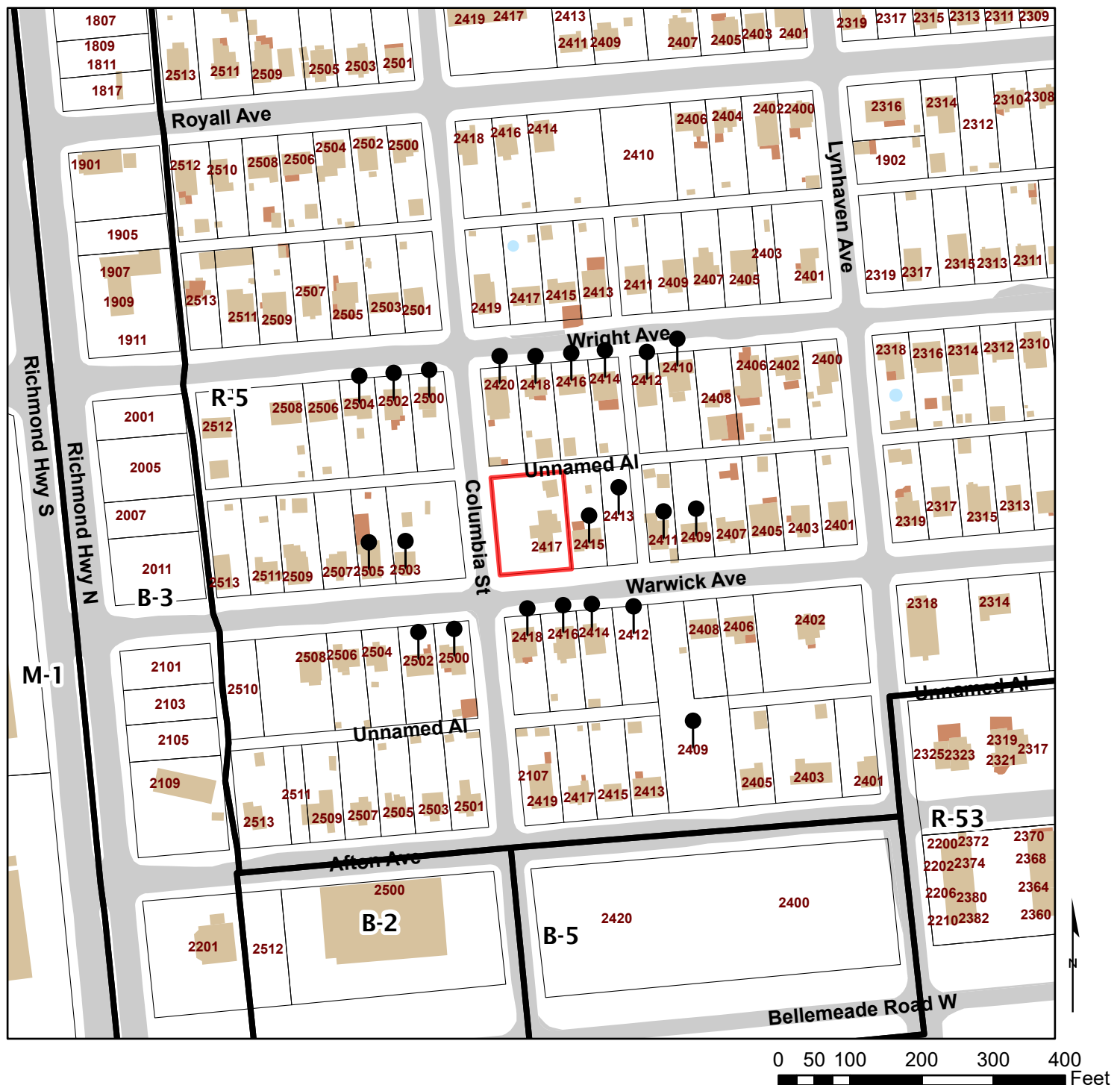
BOARD OF ZONING APPEALS CASE BZA 38-2025
150' Buffer

APPLICANT(S): Trek Properties LLC

PREMISES: 2417 Warwick Avenue
(Tax Parcel Number S007-1628/012)

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.

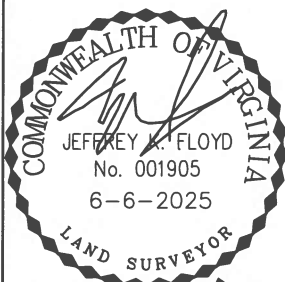
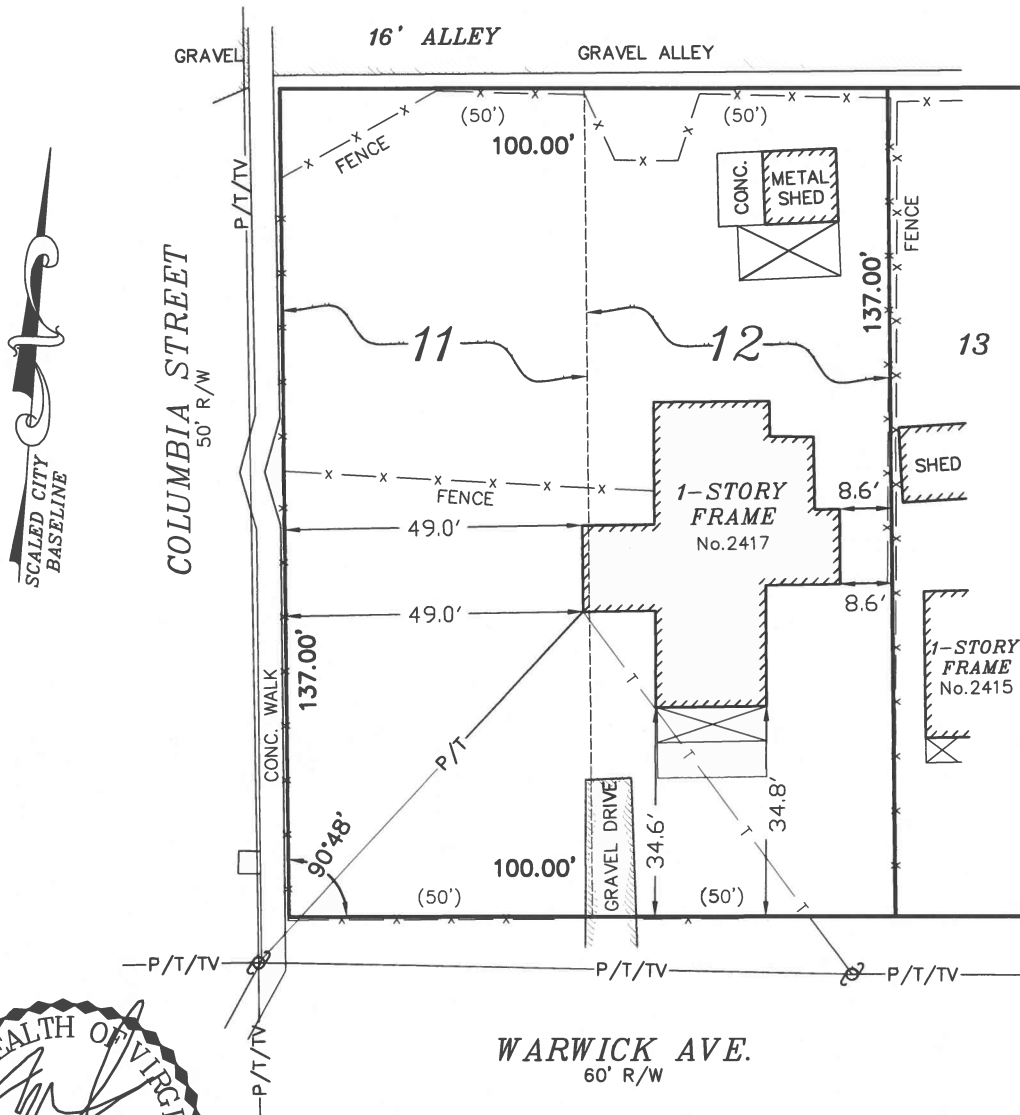
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please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

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 6-6-2025 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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MAP SHOWING THE IMPROVEMENTS
ON LOTS 11 & 12, BLOCK "8",
"MELROSE"
IN THE CITY OF RICHMOND, VA.

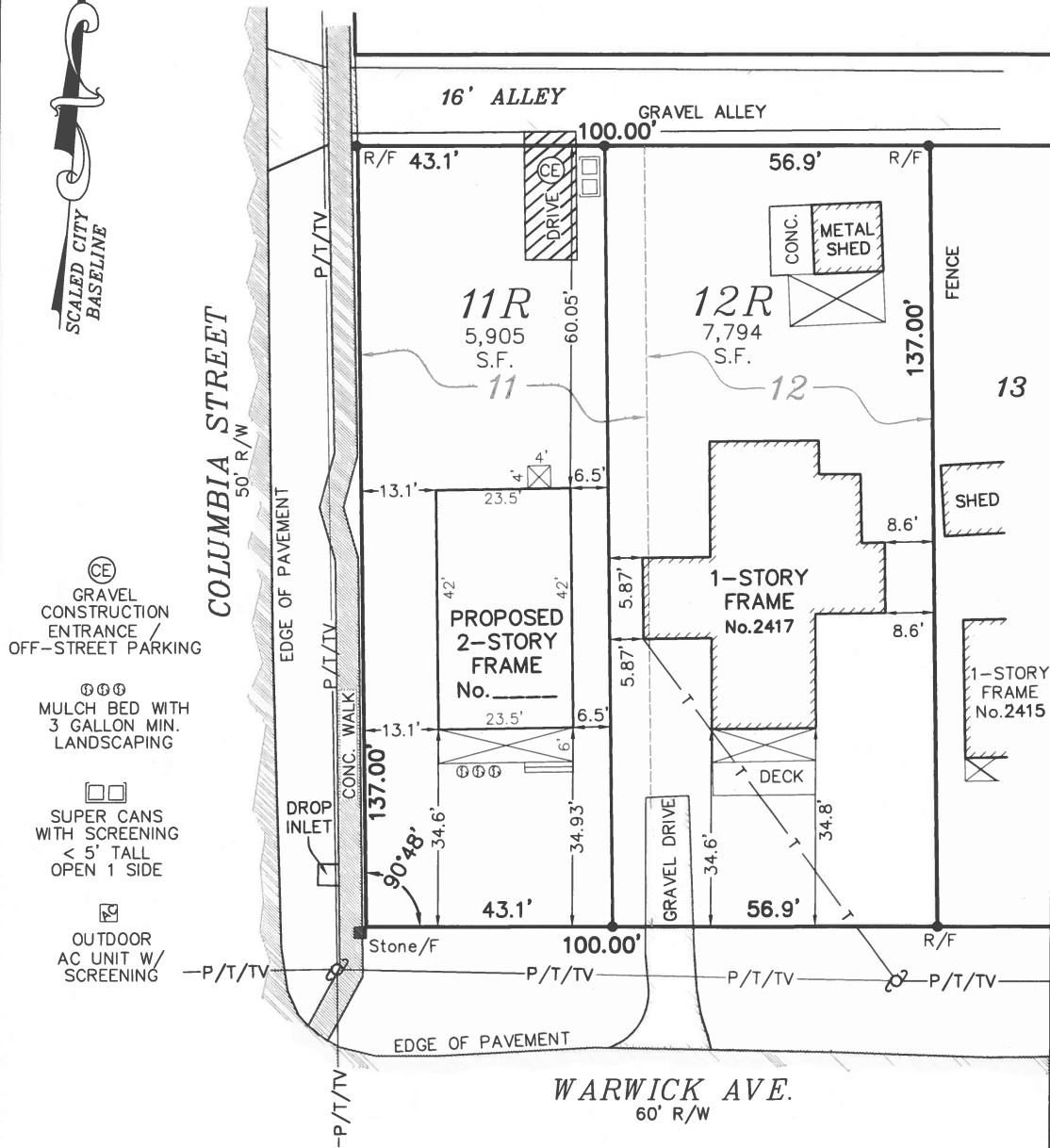
DATE: 6-6-2025

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=25'

JOB NO. 250516820



SKETCH SHOWING A
PROPOSED DIVISION
ON LOTS 11 & 12, BLOCK "8",
"MELROSE"
IN THE CITY OF RICHMOND, VA.



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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DATE: 8-12-2025

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=25'

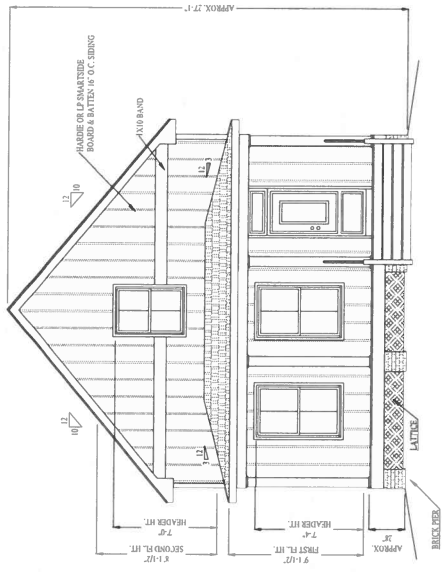
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REVISION NOTES	
DATE	START

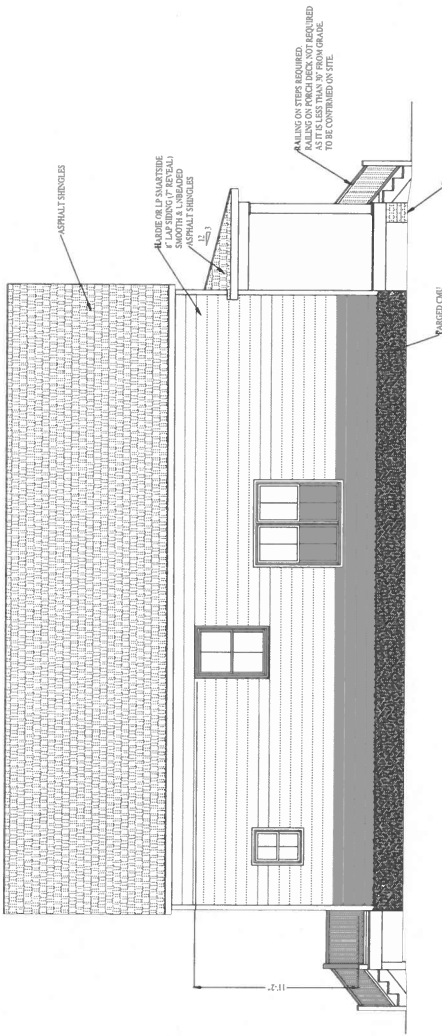
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1/4" = 1'-0"

DATE:
8-01-2025

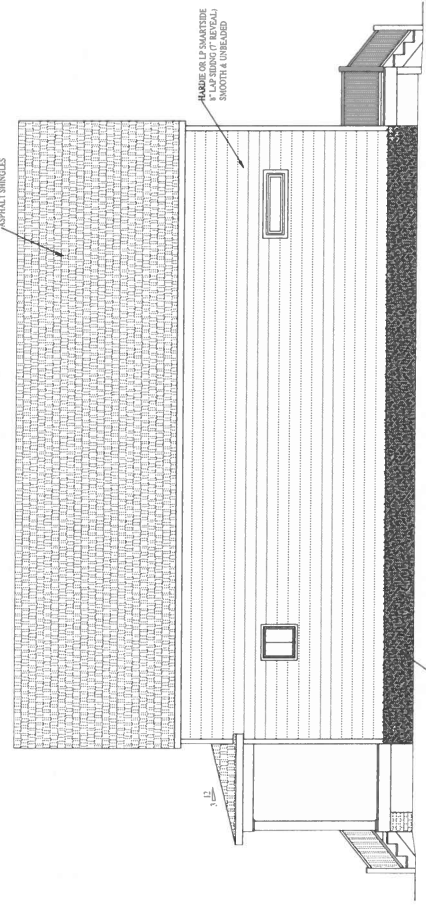
SHEET:
A2.1



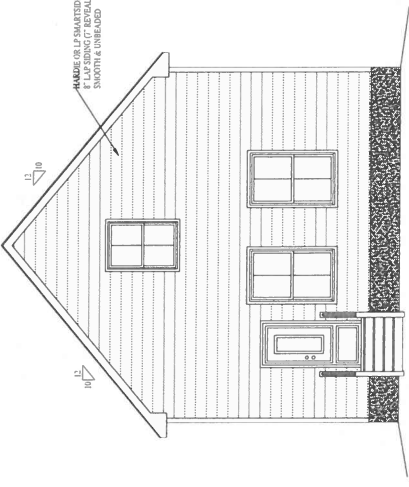
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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