

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#. video access by computer, smart phone or https://richmondva.legistar.com/Calendar.aspx. Select the Board of Zoning Appeals dropdown 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 38-2025 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,

Roy W. Benbow, Secretary Phone: (804) 240-2124

E-mail: Roy.Benbow@rva.gov

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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 Adkins Betty Virginia Asset Management & Rentals Llc Po Box 6171 2109 Richmond Hwy 2416 Wright Ave Richmond, VA 23224 Richmond, VA 23224 Richmond, VA 23222 Bridy Shawn & Tasha City Of Richmond Public Works Davenport Mark A 2414 Wright Ave 900 E Broad St Rm 701 Po Box 24966 Richmond, VA 23224 Richmond, VA 23279 Richmond, VA 23224 El Amin Hanan Fuentes Rogelio Garcia Galloway John Trust Trustee Fbo 2503 Warwick Ave 2408 Warwick Ave Joseph H Galloway Richmond, VA 23224 Richmond, VA 23224 2214 B Pot Spring Rd Timonium, MD 21093 Garrido Evelyn J & Herrera Isaias B H & H Real Estate Development Hardy Rose M 2500 Warwick Ave 2503 Warwick Ave 2411 Warwick Ave Richmond, VA 23224 Richmond, VA 23224 Richmond, VA 23224 Holloway Michael D Ladies Mile Square Apartments Llc Lopez Menjivar Cindy Yamileth 2500 Wright Ave Po Box 8833 219 N Cameron Ct Richmond, VA 23224 Richmond, VA 23225 Sterling, VA 20164

Quadrant Properties Llc 13525 Cotley Ln Richmond, VA 23233

Thorpe Felecia 20504 Curch Re Matoaca, VA 23803

Villarroel Luis M 2410 Wright Ave Richmond, VA 23224 Settle Nathan And Tyler Tasha 2414 Warwick Ave Richmond, VA 23224

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

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

Ver Mex Construction Llc 17801 Beach Rd Chesterfield, VA 23838

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

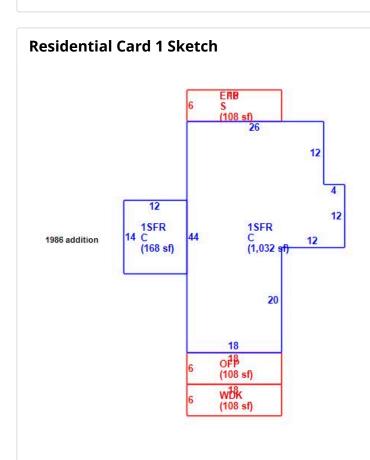
Current Assessment

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

Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	② Grantee
9/16/2025	ID2025	15255	ОТ	\$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 MULITFAMILY 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



Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SFR	1 Story Frame - Fin	1,200	1,200
С	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	

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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

			market and a state of the state
T	BE COMPLETE	D BY THE APPLICANT	
PROPETY OWNER: <u>Trek Properties, LLC</u>		PHONE: (Home) (_)	(Mobile) (_)
ADDRESS 3420 Pump Road, #285		FAX: (_)	(Work) ()
Richmond, Virginia 2323	_	E-mail Address:	
PROPERTY OWNER'S			
REPRESENTATIVE: Baker Developm	ent Resources	PHONE: (Home)	(Mobile) (804) 874-6275
(Name/Address) 530 East Main S	reet, Suite 600	FAX: ()	(Work) (
Richmond, Virg	nia 23219	E-mail Address: will@bak	erdevelopmentresources.com
Attn: Will Gille	<u>te</u>		
TO BE COMPLI	TED BY THE ZON	ING ADMINSTRATION O	FICE
PROPERTY ADDRESS(ES) 2417 Warwich			
		SPECIAL EXCEPTION	OTHER
ZONING ORDINANCE SECTION NUMBI			J OTHER
APPLICATION REQUIRED FOR: A lot sp			6 D A A A B B B B B B B B B B B B B B B
		mit to construct a new single	-lamily detached dwelling.
FAX PARCEL NUMBER(S): S007-1628/01			5 (Single-Family Residential)
REQUEST DISAPPROVED FOR THE RE. six thousand square feet (6,000 SF) and lot w			
area of 13,700.0 square feet and a lot width (
ot width of 43.1' are proposed (Lot 11).			
DATE REQUEST DISAPPROVED: Septemb	er 16, 2025	FEE	WAIVER: YES □ NO: ☒
DATE FILED: August 14, 2015 FIME FILED	1:AZV.m. PREPAR	ED BY: David Duckhardt RI	ECEIPT NO. <u>BZAR-172647-2025</u>
AS CERTIFIED BY:	1	The Court State of the Court of	(ZONING ADMINSTRATOR)
BASE MY APPLICATION ON:			
SECTION 17.20 PARAGRAPH(S)	OF TH	IE CHARTER OF THE CIT	Y OF RICHMOND
	ODE OF VIRGINIA		
SECTION 1040.3 PARAGRAPH(S) (2)	OF THE ZONI	NG ORDINANCE OF THE	CITY OF RICHMOND
TC	BE COMPLETED I	BY APPLICANT	
have received the handouts, Suggestions for			m the City Charter
have been notified that I, or my representat			
SIGNATURE OF OWNER OR AUTHORIZ		(1000)	DATE: 09/23/2025
IGNATURE OF OWNER OR AUTHORIZ	ED AGENT:	CCC CCC	DAIR:
*** TO BE COMPLETED BY	THE SECRETARY	TO THE BOARD OF ZONI	NG 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

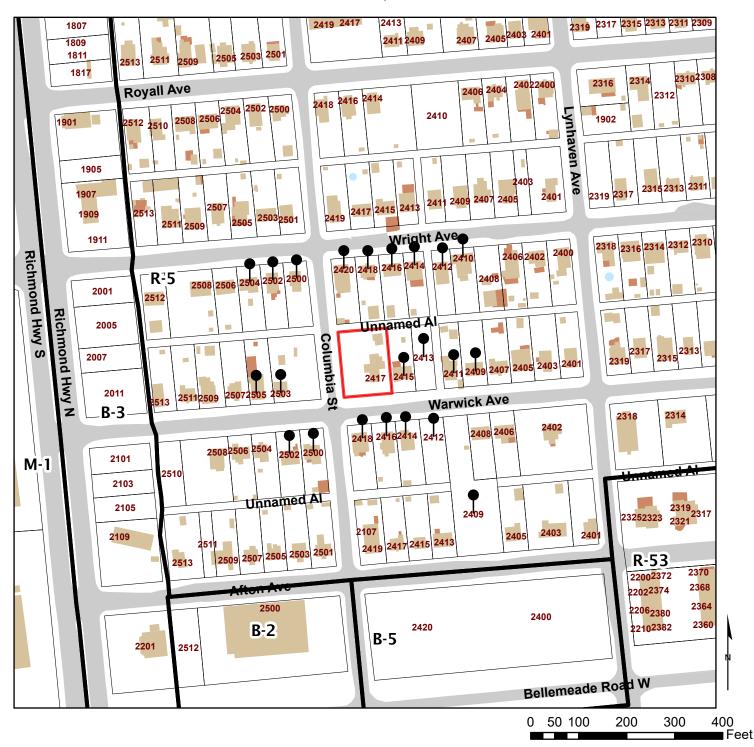
APPLICANT(S): Trek Properties LLC

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

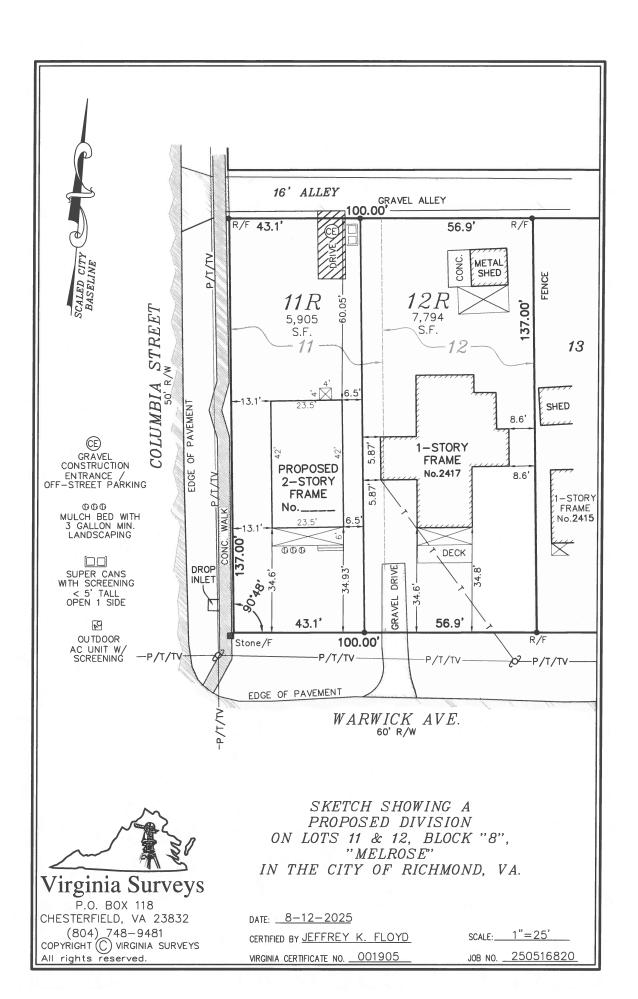
CITY OF RICHMOND, VIRGINIA

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 Appli	cant or Authorized Age	ent:)

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 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. 16' ALLEY GRAVEL ALLEY GRAVEL (50') (50')100.00 P/T/TV CONC. METAL SHED COLUMBIA STREET 13 SHED 8.6 1-STORY FENCE FRAME49.0' No.2417 8.6 49.0 137.00 -STORY FRAMECONC. WALK No.2415 DRIVE GRAVEL 100.00' (50') (50') —P/T/TV P/T/TV $WARWICK_{60' \text{ R/W}} AVE.$ JEFFREY 7. FLOYD No. 001905 6-6-2025 SURVEYOR MAP SHOWING THE IMPROVEMENTS ON LOTS 11 & 12, BLOCK "8", "MELROSE" IN THE CITY OF RICHMOND, VA. Virginia Surveys P.O. BOX 118 CHESTERFIELD, VA 23832 DATE: 6-6-2025 (804) 748-9481 COPYRIGHT O VIRGINIA SURVEYS 1"=25'CERTIFIED BY JEFFREY K. FLOYD SCALE:_ 250516820 VIRGINIA CERTIFICATE NO. 001905 JOB NO. _ All rights reserved.



REVISION NOTES DEVELOPMENT IVE KINEK WILL DEVELOPMENT SHEET: DATE: SCALE: 1/4'' = 1'-0''8-01-2025 A1.1 7413 MYKMICK YAE COPYRIGHT - RIVER MILL DEVELOPMENT, LLC DO NOT COPY OR REPLICATE IN ANY WAY. 2ND FLOOR HEATED SQ. FOOTAGE: 466 S.F. **@**Ø BEDROOM 3 BEDROOM 2 24" WIDE X 64" INSIGATED DOOR HATCH ACCESS THRU CLOSET CODE REQUIRES ACCESS TO UNFINISHED ATTIC AT WIDE X ST INSTANTED

DOOR HATCH
ACCESS THRU CLOSET
CODE REQUIRES ACCESS
TO UNFINISHED ATTIC 0 W/D KITCHEN 93 IST FLOOR HEATED SQ. FOOTAGE: 987 S.F. LIVING ROOM BEDROOM (3) DINING O ZIJK TO HAVE UL305 1.HOUR FIRE RATED ASSEMBLY (52 5X8 NOTE: ALL WALLS (EXTERIOR AND INTERIOR) ARE DRAWN AT 3.5" THICKNESS 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 ATTACHED TO WALL WY

1 X 5 LEDGER-LOKS
2 ROWS 16 0.C. See Table R602.3(1) for fastening ATTIC TRUSS SECTION Orientation of stud may vary. See Figure R602.3(2). ______ _F6 (B) (B) CARBON MON. DETECTOR 16d razil (3-1/2" x 0.131") at 12 Minimum 24" wood structural panel sheathing or 32" structural itherboard sheathing corner return See Table R602.3(1) for fastening CORNER DETAIL

PHONE: (434) 774-4535
PHONE: (434) 774-4535

RIVERMILLDEVELOPMENT@GMAIL.COM

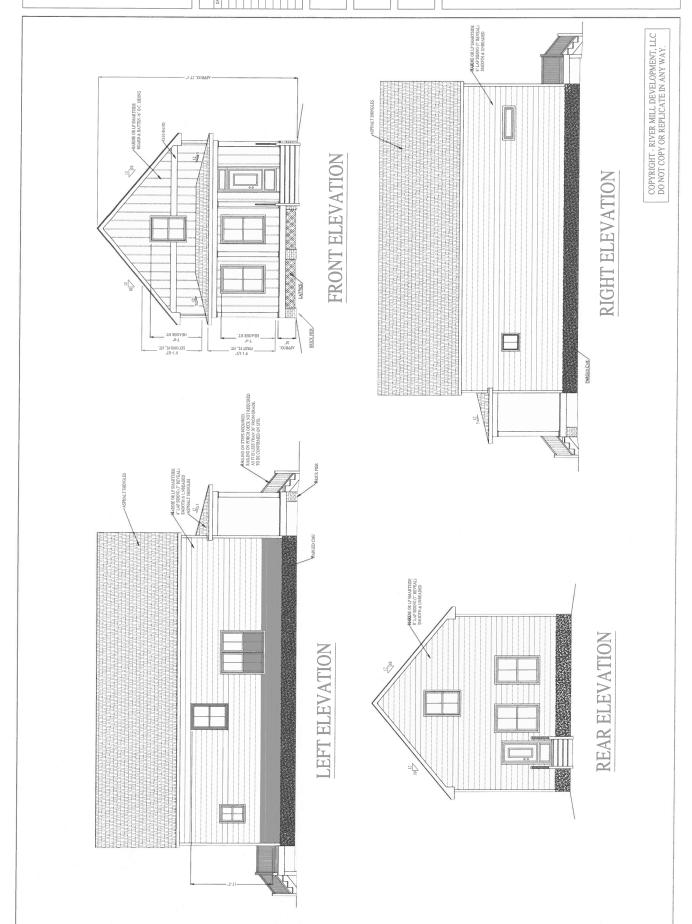
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7413 MYKMICK YAE

REVISION NOTES

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

DATE: 8-01-2025 SHEET: A2.1 DEAELOPMENT IVER MILL



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