



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

March 6, 2026

Trek Properties LLC
3420 Pump Road #285
Richmond, Virginia 23233

Baker Development Resources
530 East Main Street, Suite 600
Richmond, VA 23219
Attn: Marisa Perez

To Whom It May Concern:

RE: BZA 09-2026

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, April 1, 2026 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 3709 LAWSON STREET (Tax Parcel Number S004-2906/028), 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 **213 764 182#**. 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 April 1, 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 09-2026
Page 2
March 6, 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.

3711 Lawson Llc C/o Lucas S Geiger
3311 Quaker Woods Dr
Quinton, VA 23141

Addison James
2317 Hanover Ave #2
Richmond, VA 23220

Billings Juanita A Walton
604 W Crirff Road
Richmond, VA 23225

Cherry Deborah
3712 Lawson St
Richmond, VA 23224

Dickens Christopher And Kimberly Irene
3702 Mcrand St
Richmond, VA 23224

Flippen Robert G Jr
3613 Lawson St
Richmond, VA 23224

Glover Shannon Trel And Minerva Ruffin
8364 Town Hall Ct
Henrico, VA 23231

Hill Whitney Symone
3716 Lawson St
Richmond, VA 23224

Hobbs Stanley L
3706 Mcrand St
Richmond, VA 23224

Hogan Alan W
2304 Royall Ave
Richmond, VA 23224

Laporte Gail Michelle And George Jr
3705 Lawson St
Richmond, VA 23224

Miller Frankie R& Georgia S
3710 Mcrand St
Richmond, VA 23224

Morales Stephany And Paz Jason Lopez
3713 Lawson St
Richmond, VA 23224

Mulyar Yuriy
1714 Pine Dr
Manakin Sabot, VA 23103

Obtain Real Estate Group Llc
3416 Garland Ave
Richmond, VA 23222

Quadrant Properties Llc
13525 Cotley Ln
Richmond, VA 23233

Quintanilla Oscar And Glenis
2506 Lancelot Ave
Richmond, VA 23234

Robinson Nadine Z
1524 Oakland Chase Pkwy
Henrico, VA 23231

Sample Phillip M
Po Box 34771
Richmond, VA 23234

Smith Kevin J
3715 Lawson St
Richmond, VA 23224

Wynds Rodney Bruce And Carter Trina
3708 Mcrand St
Richmond, VA 23224

City of Richmond, VA Report

Property Owner	
Name:	TREK PROPERTIES LLC
Mailing Address:	3420 PUMP RD #285 RICHMOND, VA 23233
Parcel Use:	R Two Story
Neighborhood:	184

Property Information	
Property Address:	3709 Lawson St
PIN	S0042906028
Size:	0.242 Acres, 10560.000 Square Feet
Property Description:	BURFOOTS EST L4-5 BP; 0066.00X0160.00 0000.000

Current Assessment			
Year	Land	Improvements	Total
2026	\$56,000	\$146,000	\$202,000

Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	Grantee
1/15/2026	ID2026	893	BS	\$150,000	TREK PROPERTIES LLC
2/20/2018	IW2018	103	LH	\$0	HAMLIN SHAUNDELL E &
12/4/2001	ID2001	34933	BS	\$34,933	EDWARDS MICHELE C
4/19/1977	00034	0348	N/A	\$0	COLEMAN DONALD L
1/1/1900	00034	0348	N/A	\$0	Not Available

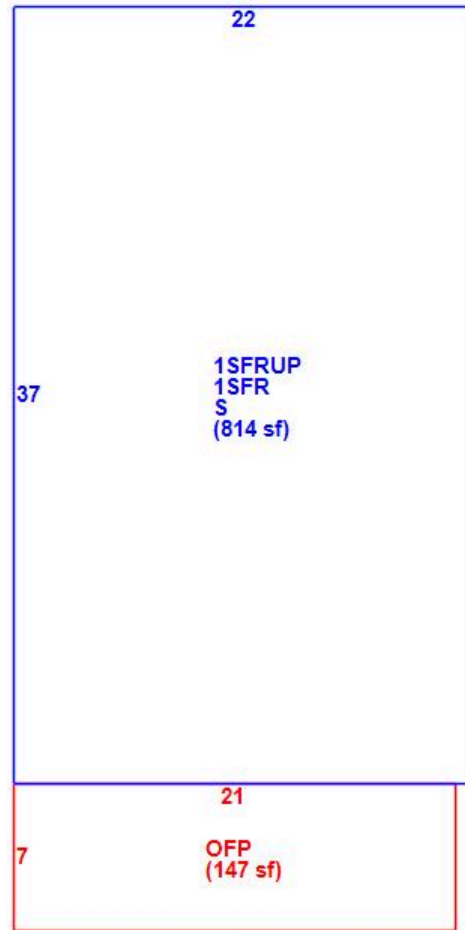
Residential Card 1 Details			
Story	Style	Total Liv	Year Built
2.0	2sty Oldest	1,628	1920

Model:	RESIDENTIAL	Rooms:	Beds: 3
Interior Wall:	Drywall	Bathrooms:	Full: 1 Half: 0
Interior Wall 2:		Central AC:	None
Exterior Wall:	Wood Siding	Heat/Cool:	Hot Water Or Steam
Exterior Wall 2:		Floor Cover:	Allowance
Roof Type:	Gable	Floor Cover 2:	Hardwood
Roof Cover:	Metal, preformed corrugate	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	814	814
1SFRUP	1 Story Frame - Upper - Fin	814	814
OFF	Porch - Open - Frame	147	0
S	Slab	814	0
Totals		2,589	1,628

Assessment History

Year	Land	Improvements	Total
2025	\$56,000	\$139,000	\$195,000
2024	\$56,000	\$138,000	\$194,000
2023	\$56,000	\$134,000	\$190,000
2022	\$40,000	\$116,000	\$156,000
2021	\$20,000	\$96,000	\$116,000
2020	\$15,000	\$92,000	\$107,000
2019	\$15,000	\$81,000	\$96,000
2018	\$10,000	\$67,000	\$77,000
2017	\$10,000	\$62,000	\$72,000
2016	\$10,000	\$62,000	\$72,000
2015	\$10,000	\$62,000	\$72,000
2014	\$10,000	\$61,000	\$71,000
2013	\$24,000	\$81,000	\$105,000
2012	\$24,000	\$85,000	\$109,000
2011	\$24,000	\$92,000	\$116,000
2010	\$24,000	\$92,000	\$116,000
2009	\$24,400	\$92,200	\$116,600
2008	\$24,400	\$92,200	\$116,600
2007	\$24,400	\$82,300	\$106,700
2006	\$12,600	\$82,300	\$94,900
2005	\$10,400	\$43,900	\$54,300

Map



Copyright Text: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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 3709 Lawson Street PHONE: (Home) ___ (Mobile) _____

OWNER: Trek Properties LLC FAX: (Home) _____

(Name/Address) 3420 Pump Road #285 E-mail : _____

Richmond, VA 23233

OWNER'S Baker Development Resources PHONE: (Home) ___ (Mobile) (562) 291-9968

REPRESENTATIVE Attn: Marisa Perez FAX: (Home) () (Mobile) . . .

(Name/Address) 530 East Main Street, Ste 600 E-mail: _____

Richmond, VA 23219

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 3709 Lawson Street

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

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

APPLICATION REQUIRED FOR: A lot split and building permit to construct one (1) new single family detached dwelling

TAX PARCEL NUMBER(S): S004-2906/028 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 10,560 square feet and a lot width of 66 feet currently exists. A lot area of 5,568 square feet and a lot width of 33.77 feet is proposed for No. 3709. A lot area of 5,157 square feet and a lot width of 32.23 feet is proposed for No. 3707.

DATE REQUEST DISAPPROVED: 2/6/2026 FEE WAIVER: YES NO

DATE FILED: 2/6/2025 TIME FILED: 11:40 am PREPARED BY: Delva Daley RECEIPT NO. BZAR-180635-2026

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: 3/2/2026

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

CASE NUMBER: BZA 09-2026 HEARING DATE: April 1, 2026 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 09-2026
150' Buffer

APPLICANT(S): Trek Properties LLC

PREMISES: 3709 Lawson Street
(Tax Parcel Number S004-2906/028)

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.

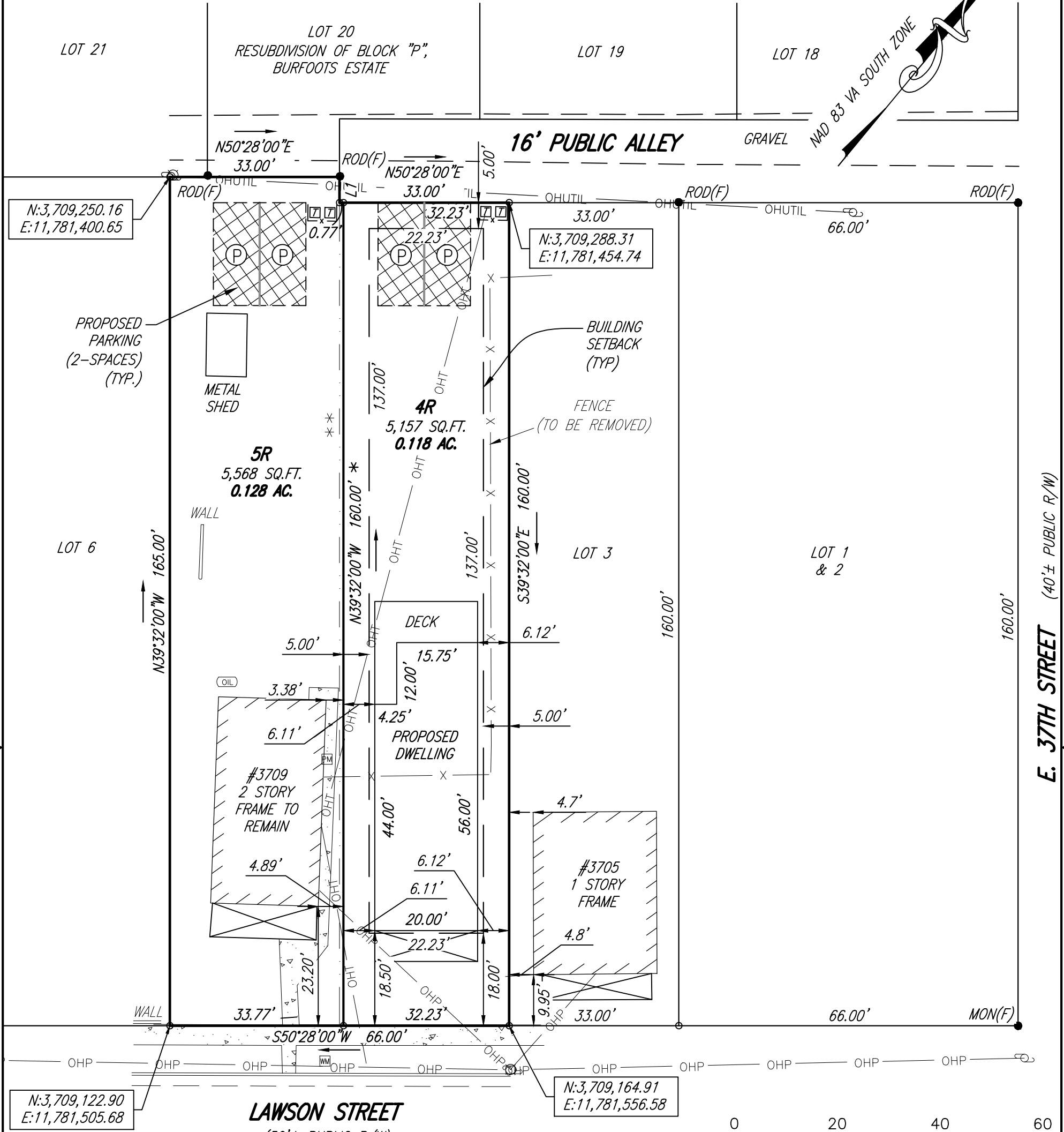
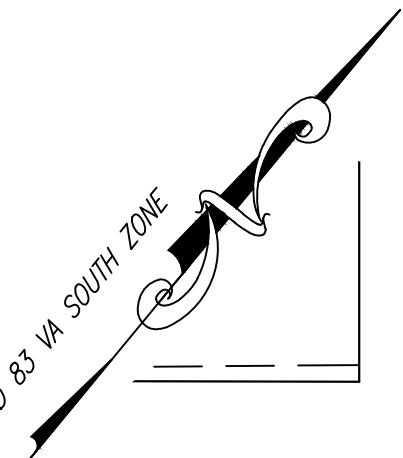
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please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

THIS EXHIBIT WAS PREPARED UNDER MY DIRECTION FROM AN ACTUAL FIELD SURVEY ON 12-19-2025. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH. NOT ALL IMPROVEMENTS AND EASEMENTS MAY BE SHOWN. THIS PROPERTY LIES IN FEMA DEFINED FLOOD ZONE 'X' PER FIRM NO.: 5101290038E, EFFECTIVE DATE 07-08-2025. LOT NUMBERS AND BLOCK REFERENCES SHOWN HEREON PER MAP OF A PART OF BURFOOTS ESTATE SUBDIVISION RECORDED IN P.B. 1, PG. 283.



N:3,709,250.16
E:11,781,400.65

N:3,709,288.31
E:11,781,454.74

N:3,709,122.90
E:11,781,505.68

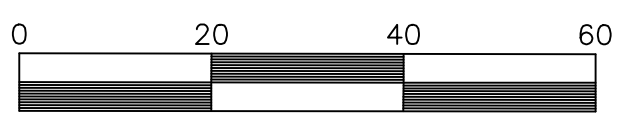
N:3,709,164.91
E:11,781,556.58

SYMBOL LEGEND

	LIGHT POLE
	OIL TANK
	POWER METER
	TRASH CONTRAINER
	UTILITY POLE
	WATER METER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S39°32'00"E	5.00'

* NEW PARCEL LINE
* OLD PARCEL LINE (TO BE VACATED)



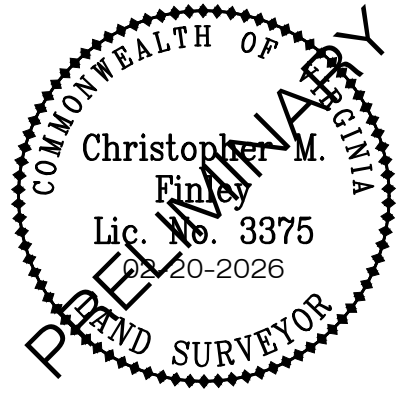
Scale: 1" = 20'

LINETYPE LEGEND

	OVERHEAD UTILITIES
	OVERHEAD POWER
	OVERHEAD TELEPHONE

CURRENT OWNERS

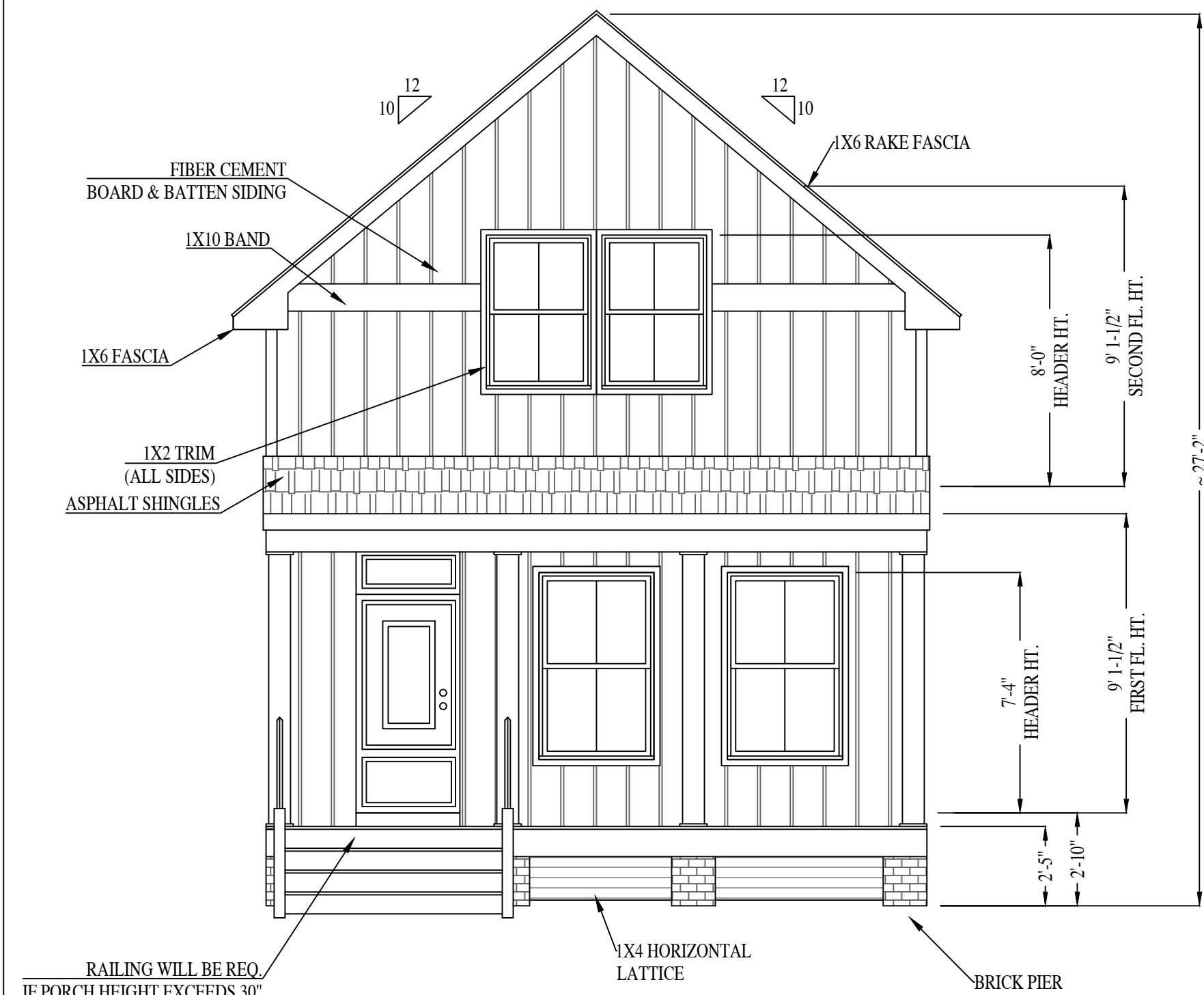
SHAUNDELL E. HAMLIN, ANTHONY D. EDWARDS AND BENJAMIN EDWARDS, JR.
PID: S004-2906/028
INSTRUMENT No.: 1800-00103
#3709 LAWSON STREET
ZONING: R-5



REV: 02-20-2026
REV: 02-05-2026
DATE: 01-21-2026
SCALE: 1" = 20'
JOB: R0076969.00
DRAWN BY: BCH
CHECKED BY: CMF
SHEET 1 OF 1

**EXHIBIT SHOWING
PROPOSED LOT RECONFIGURATION ON
LOTS 4 & 5, BLOCK "P", BURFOOTS ESTATE
BEING #3709 LAWSON STREET
CITY OF RICHMOND, VIRGINIA**

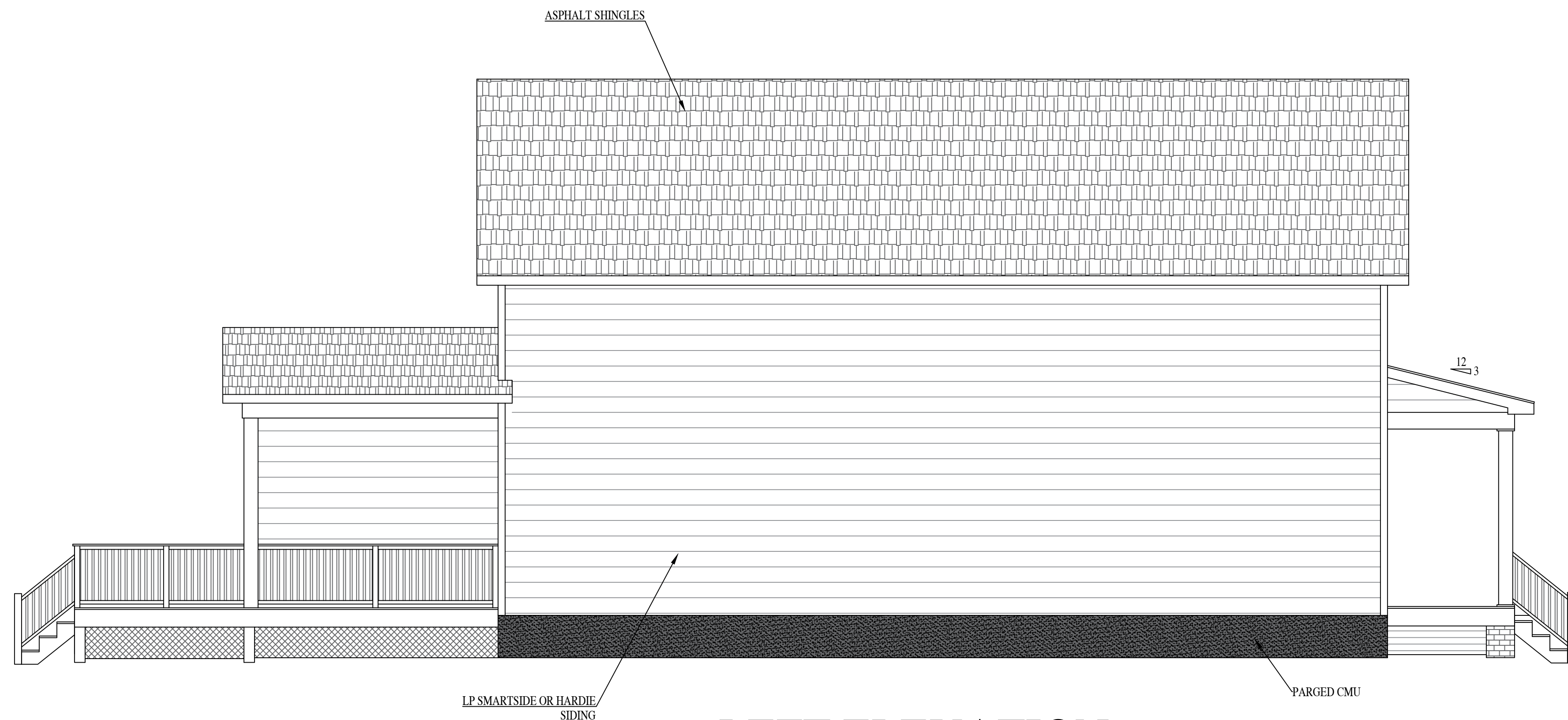
Westwood
Westwood Professional Services, Inc.
15871 CITY VIEW DRIVE, STE 200
MIDLOTHIAN, VA 23113
T: 804.794.0571
westwoodps.com



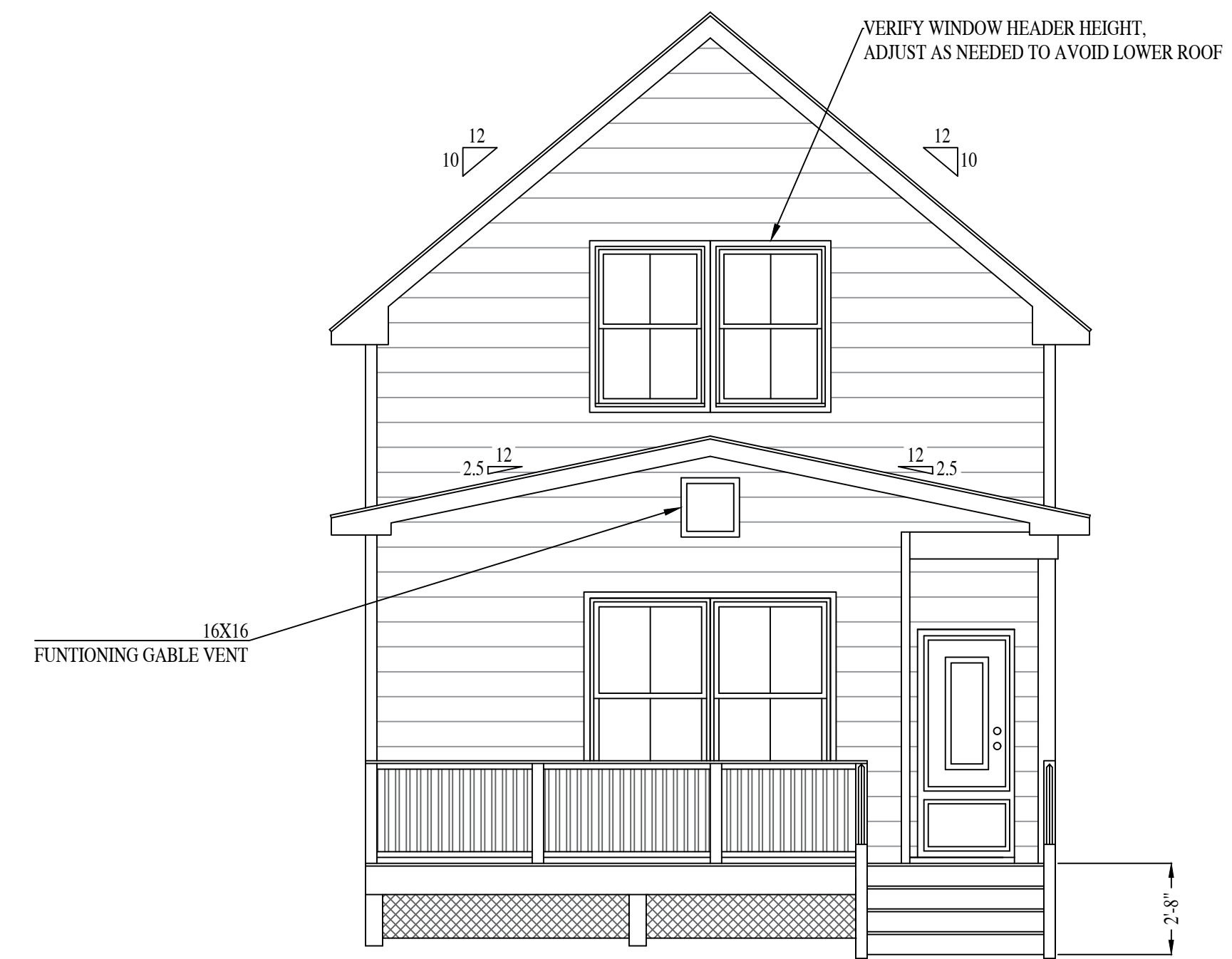
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

3707 LAWSON ST.

RIVER MILL DEVELOPMENT

PHONE: (434) 774-4535

REVISION NOTES

DATE	START

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

DATE:
1-22-2026

SHEET:
A2.1

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

