



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

November 10, 2025

Michael & Michelle Perschbacher
3010 Maplewood Avenue
Richmond, VA 23221

David Ziletti
P.O. Box 446
Powhatan, VA 23139

To Whom It May Concern:

RE: BZA 49-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, December 3, 2025 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct a bike shed, third-story roof deck, expansion to the attic, and a carport to an existing single-family (detached) dwelling at 3010 MAPLEWOOD AVENUE (Tax Parcel Number W000-1348/033), 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 **213 490 569#**. 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 December 3, 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.

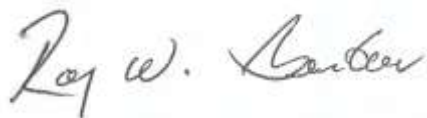
Finally, when you submitted your application to the zoning office you were given a handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 49-2025
Page 2
November 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,

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.

City Of Richmond School Board
301 N 9th St 17th Fl
Richmond VA 23219

Collier Daniel L
516 S Sheppard St
Richmond VA 23221

Everson Christine A
512 S Sheppard St
Richmond VA 23221

France Amanda
506 S Sheppard St
Richmond VA 23221

Ganch Susan
520 S Sheppard St
Richmond VA 23221

Gipe Patricia A Trustee Patricia A Gipe
Trust Agreement
504 S Sheppard Street
Richmond VA 23221

Henry Christopher And Jennifer
3018 Maplewood Ave
Richmond VA 23221

Hyder Naureen F
508 Sheppard Street
Richmond VA 23221

Lindsay William E E
3016 Maplewood Ave
Richmond VA 23221

Martin Cecil B li And Lisa D
8716 September Dr
Richmond VA 23229

Melfa Matthew And Kami T
524 S Sheppard St
Richmond VA 23221

Pleasants Madeline E
3012 Maplewood Ave
Richmond VA 23221

Reeves Alfonso J & Delores R
528 S Sheppard St
Richmond VA 23221

Richardson Dustin T And Andrea S
518 S Sheppard St
Richmond VA 23221

Roellke Robert Lee & Zoe Addis
514 S Sheppard St
Richmond VA 23221

Runia Erik And Mereand Maggie F
3020 Maplewood Ave
Richmond VA 23221

Shaw Brian J
3022 Maplewood Ave
Richmond VA 23221

Taylor Jerrell And Lamont And Tara
2306 Talon Dr
Mcleansville NC 27301

Warren Tracy A
522 S Sheppard St
Richmond VA 23221

Williams Shirley
526 S Sheppard St
Richmond VA 23221

PIN: W0001348033

PID: 59931

As of: 11/7/2025 9:30:09 PM

City of Richmond, VA Report

Property Owner

Name: PERSCHBACHER MICHAEL R AND MICHELLE J

Mailing Address: 3010 MAPLEWOOD AVE
RICHMOND, VA 23221

Parcel Use: R Two Story

Neighborhood: 230

Property Information

Property Address: 3010 Maplewood Ave

PIN W0001348033

Size: 0.085 Acres, 3710.000 Square Feet

Property Description: 0038.74X0123.63 IRG0000.000

Current Assessment

Year	Land	Improvements	Total
2026	\$120,000	\$396,000	\$516,000

Deed Transfers

Recordation Date	Book	Page	Deed Type	Consideration	🔍 Grantee
4/24/2020	ID2020	8767	BS	\$440,000	PERSCHBACHER MICHAEL R AND
3/12/2019	ID2019	4551	BS	\$237,500	EISEMANN TIMOTHY JON
5/1/2003	ID2003	15635	DG	\$0	PARHAM LUCILLE B LIFE INTEREST
11/3/1967	00648	B0342	N/A	\$13,600	PARHAM RAYMOND W & LUCILLE B
1/1/1900	00648	B0342	N/A	\$13,600	Not Available

Residential Card 1 Details

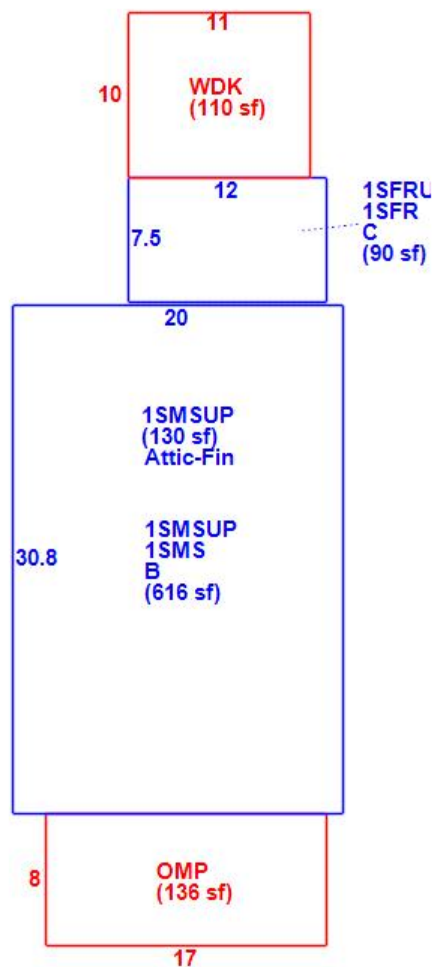
Story	Style	Total Liv	Year Built
2.0	2sty Oldest	1,542	1929

Model:	RESIDENTIAL	Rooms:	Beds: 3
Interior Wall:	Other	Bathrooms:	Full: 2 Half: 0
Interior Wall 2:	Drywall	Central AC:	Central air
Exterior Wall:	Common Brick	Heat/Cool:	Heat Pump
Exterior Wall 2:	Wood Siding	Floor Cover:	Hardwood
Roof Type:	Gable	Floor Cover 2:	N/A
Roof Cover:	Slate or tile	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	90	90
1SFRUP	1 Story Frame - Upper - Fin	90	90
1SMS	1 Story Masonry - Fin	616	616
1SMSUP	1 Story Masonry - Upper - Fin	746	746
B	Bsmt	616	0
C	Crawl Space	90	0
OMP	Porch - Open - Masonry	136	0
WDK	Deck - Wood	110	0
Totals		2,494	1,542

Assessment History

Year	Land	Improvements	Total
2025	\$120,000	\$351,000	\$471,000
2024	\$120,000	\$337,000	\$457,000
2023	\$120,000	\$337,000	\$457,000
2022	\$120,000	\$312,000	\$432,000
2021	\$105,000	\$292,000	\$397,000
2020	\$65,000	\$175,000	\$240,000
2019	\$60,000	\$166,000	\$226,000
2018	\$45,000	\$149,000	\$194,000
2017	\$45,000	\$139,000	\$184,000
2016	\$45,000	\$133,000	\$178,000
2015	\$45,000	\$133,000	\$178,000
2014	\$45,000	\$133,000	\$178,000
2013	\$45,000	\$133,000	\$178,000
2012	\$45,000	\$151,000	\$196,000
2011	\$41,000	\$155,000	\$196,000
2010	\$41,000	\$155,000	\$196,000
2009	\$41,000	\$155,000	\$196,000
2008	\$41,000	\$155,000	\$196,000
2007	\$41,000	\$116,500	\$157,500
2006	\$18,900	\$124,300	\$143,200
2005	\$17,200	\$113,000	\$130,200

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 Michael & Michelle Perschbacher PHONE: (Home) () (Mobile) ()
OWNER: 3010 Maplewood Ave FAX: () (Work) ()
(Name/Address) Richmond, VA 23221 E-mail Address: _____

OWNER'S REPRESENTATIVE:

(Name/Address) David Ziletti PHONE: (Home) () (Mobile) (804)690-7791
Sycamore Building FAX: () (Work) ()
P.O. Box 446 E-mail Address: david@svcamorebuilding.com
Powhatan, VA 23139

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES): 3010 Maplewood Ave

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-410.5(2), 30-620.1(c)

APPLICATION REQUIRED FOR: A building permit to construct an attached bike shed, third-story roof deck, expansion to the attic, and a carport.

TAX PARCEL NUMBER(S): W000-1348/033 ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The side yard (setback) requirement is not met. A side yard of no less than 3' is required; 0.0' is proposed for both side yards for the carport, 1' 2" is proposed for the bike shed, 1' is proposed for the attic expansion, and 1' 8" is proposed for the roof deck.

DATE REQUEST DISAPPROVED: October 8, 2025 FEE WAIVER: YES ☐ NO: ☒

DATE FILED: October 16, 2025 TIME FILED: 8:17 p.m. PREPARED BY: Madison Sobczak RECEIPT NO. BZAR-175227-2025

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) 1 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: Timothy J Hayes DATE: 10/22/2025

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

CASE NUMBER: BZA 49-2025 HEARING DATE: December 3, 2025 AT 1:00 P.M.

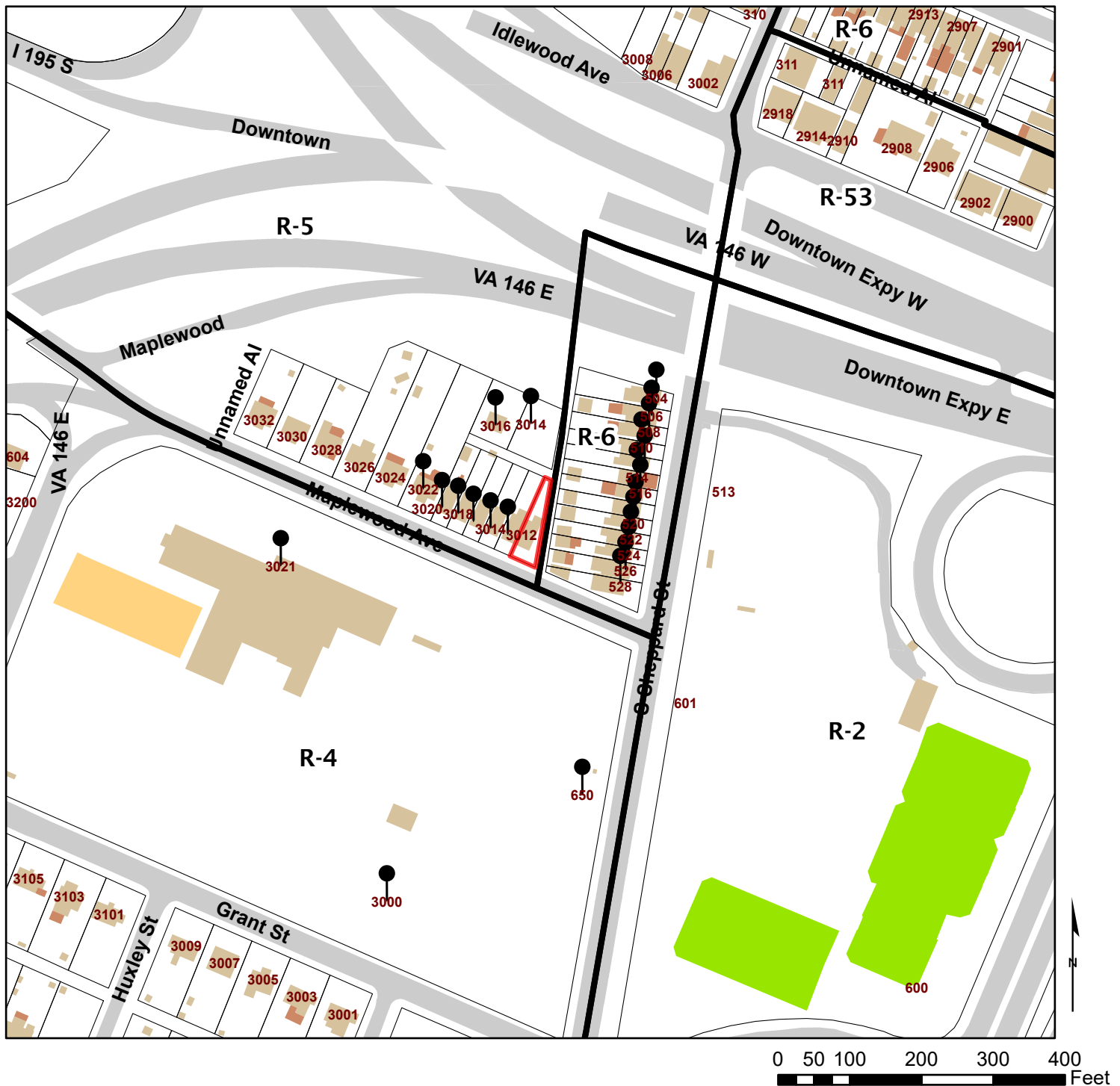
BOARD OF ZONING APPEALS CASE BZA 49-2025
150' Buffer

APPLICANT(S): Michael & Michelle Perschbacher

PREMISES: 3010 Maplewood Avenue
(Tax Parcel Number W000-1348/033)

SUBJECT: A building permit to construct a bike shed, third-story roof deck,
expansion to the attic, and a carport to an existing single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-410.5(2) & 30-620.1(c)
of the Zoning Ordinance for the reason that:
The side yard (setbacks) 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.

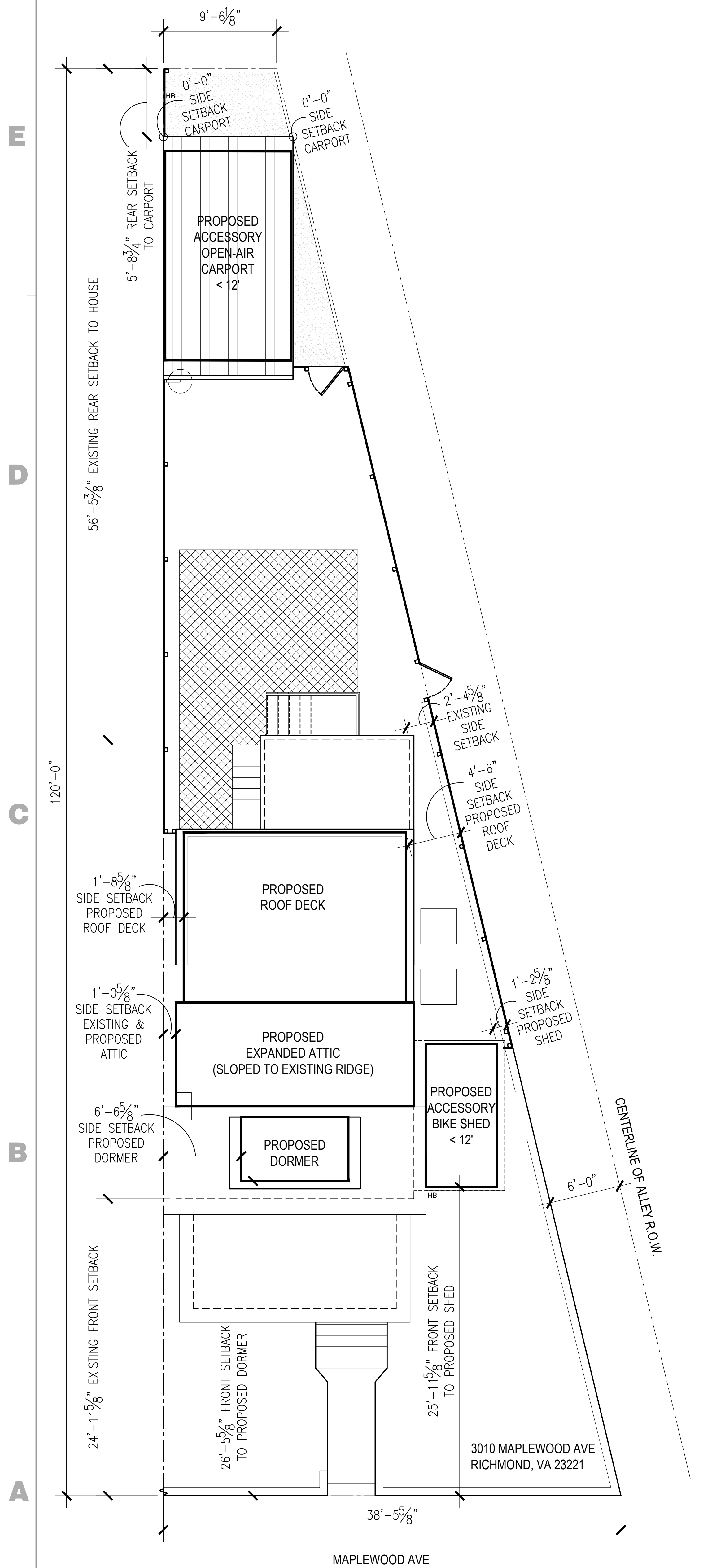
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please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

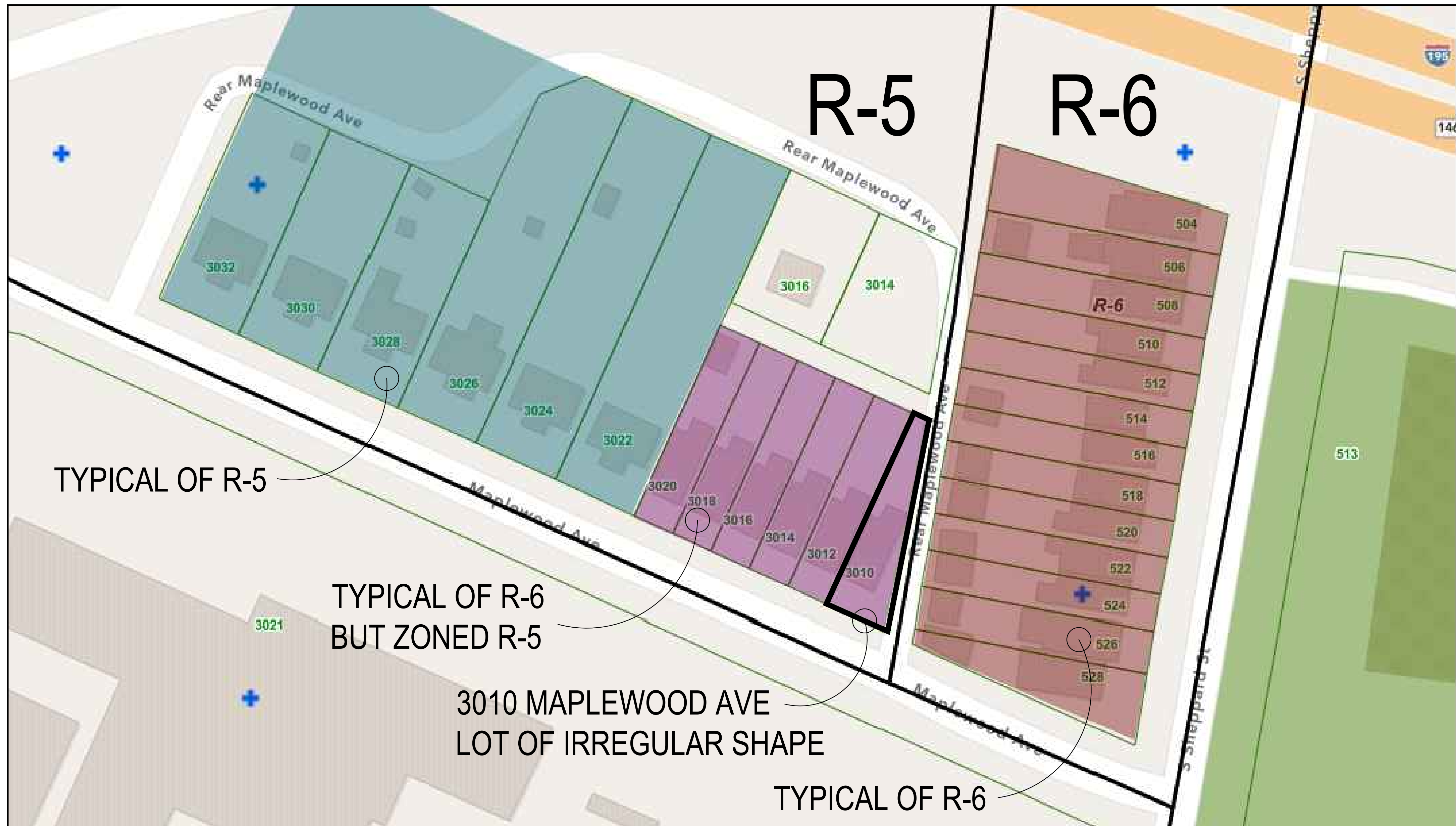
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such 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:

Timothy J. Hayes



A1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



C2 ZONING MAP & TYPOLOGY ANALYSIS
SCALE: NTS

ZONING SUMMARY: R-5

Front Yard Setback: 25' min
Existing (non-conforming): 24.97'

Side Yard Setback (West / Interior): 5' min
Existing (non-conforming): 1.05'
Proposed 3rd FL Vertical Improvement: 1.05'
Proposed Carport: 0.00'

Side Yard Setback (East / Alley): 5' min
Existing (non-conforming): 2.38'
Proposed Carport: 0.00'
Proposed Bike Shed: 1.22'

Rear Yard Setback: 5' min
Proposed Carport: 5.73'
Existing House: 56.45'

Lot Size: 6,000 sf min
Existing: 2,890 sf

Lot Width: 50' min
Existing (non-conforming):
Front 38.74'
Rear 9.51'

Max Lot Coverage: 35%
Proposed: 28%

Max Height: 35'
Proposed: 32.35'

A2 ZONING DATA
SCALE: NTS



A5 EXISTING AERIAL
SCALE: NTS

SERLIANA
ARCHITECTURE

3303 Kensington Ave
Richmond, Virginia 23221
T (610) 574-0223
W www.serliana.co

PROJECT TITLE
3010 Maplewood Ave
Renovation

Richmond, VA

SEAL

PROJECT NUMBER

PC #: 25-01

WO #:

DATE

July 21st, 2025

DRAWN BY: CHECKED BY:

REVISIONS

NO. DATE DESCRIPTION

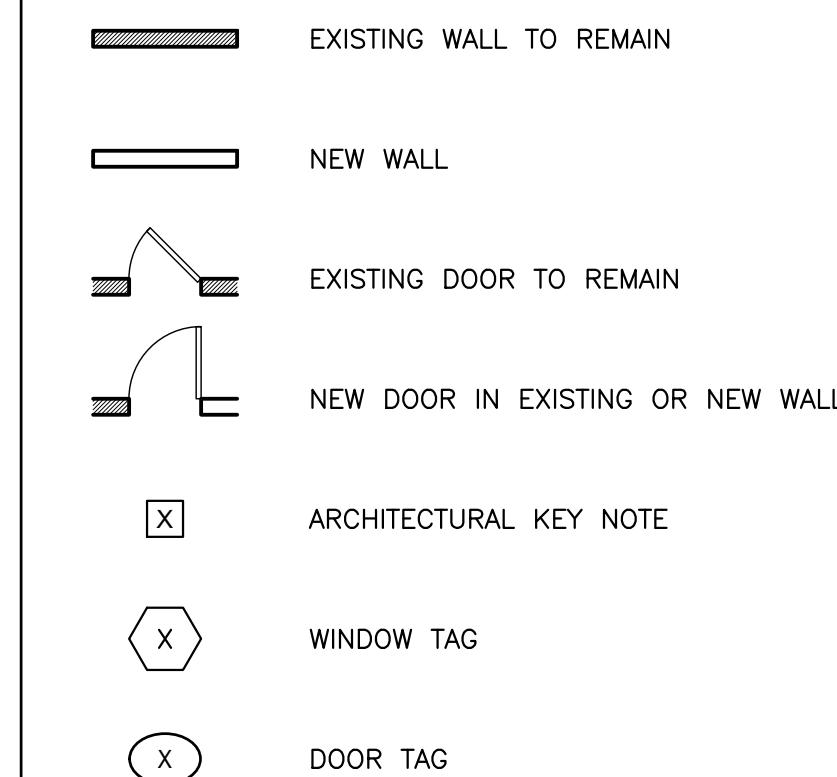
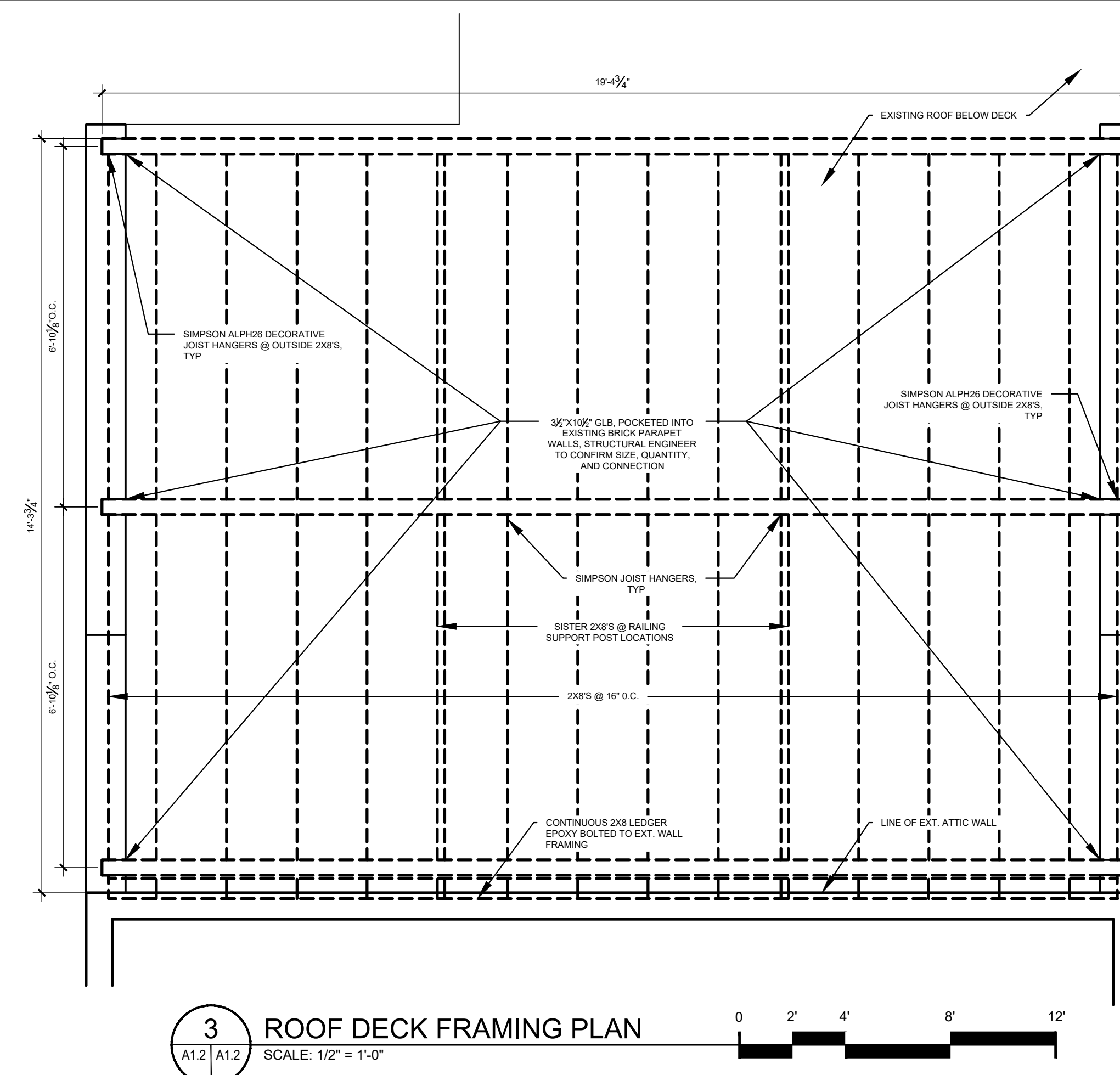
SHEET TITLE

SITE PLAN,
ZONING DATA,
& AERIAL

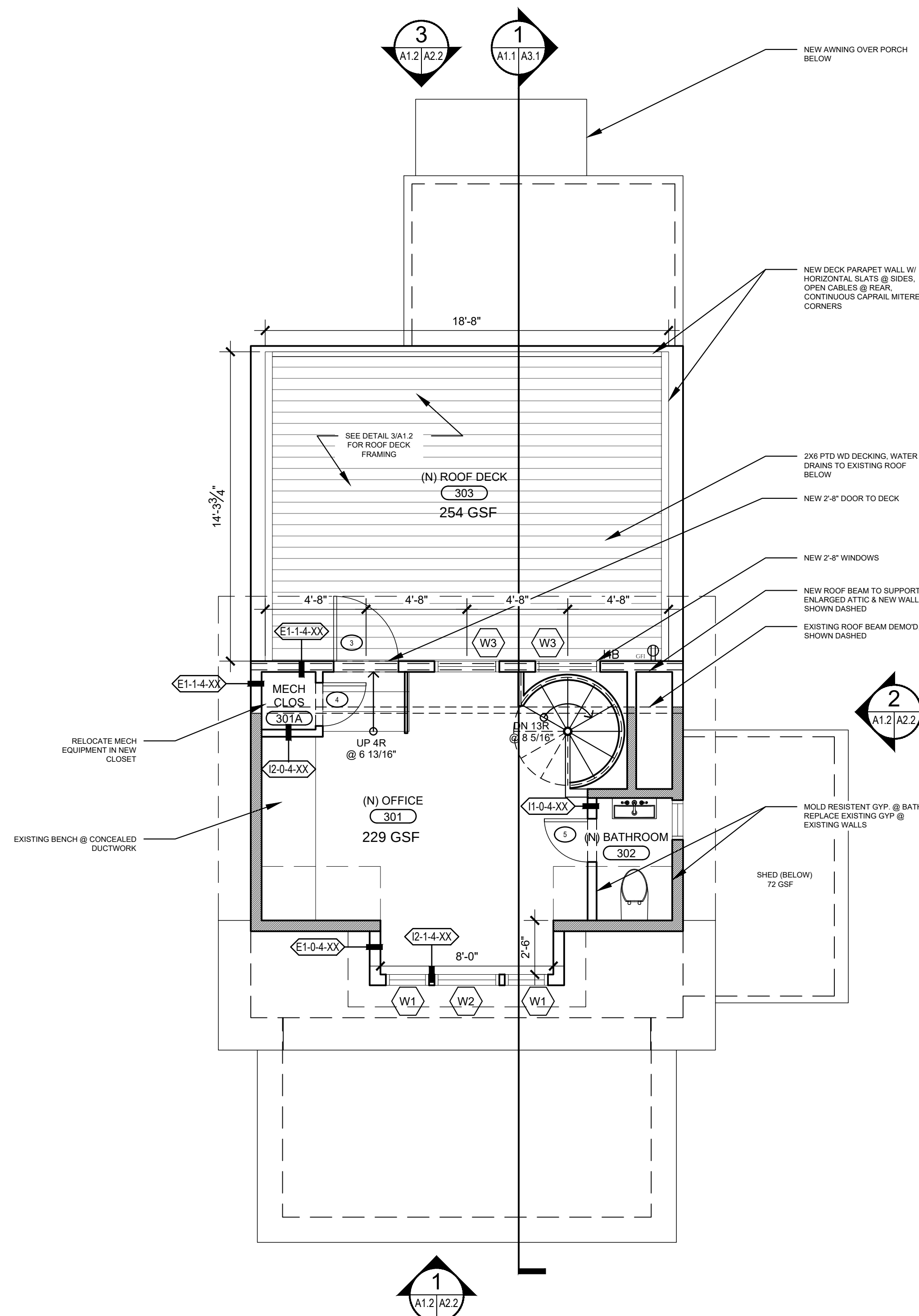
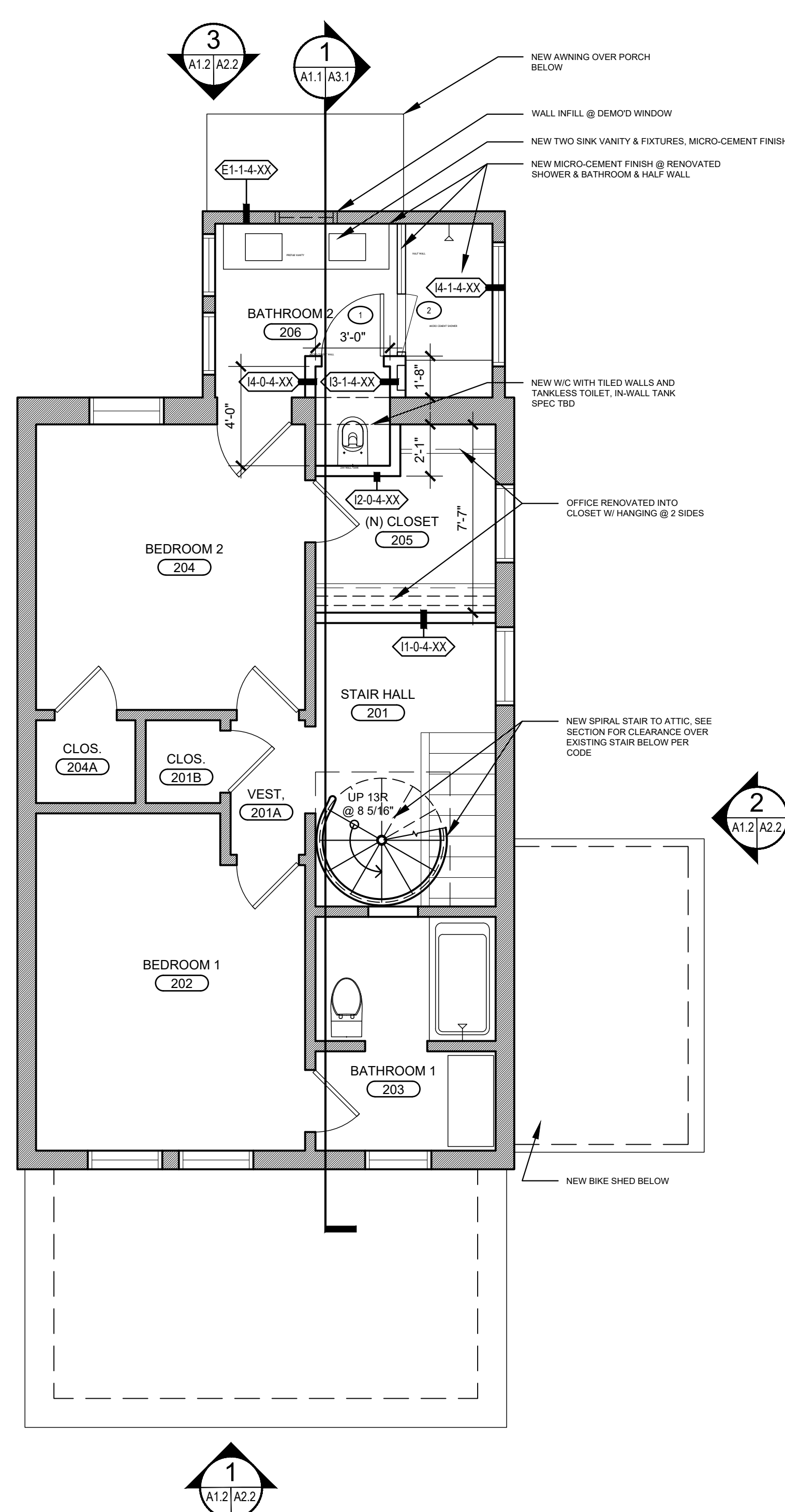
SHEET NUMBER

Z0.1

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1. EXISTING INFORMATION BASED ON EXISTING DRAWINGS. DIMENSIONS TO BE FIELD VERIFIED.
2. SOME EXISTING ELEMENTS AND DETAILS NOT RELEVANT TO THE SCOPE OF WORK ARE NOT INCLUDED IN THE DRAWINGS, E.G. EXISTING WINDOWS, DOORS, PLUMBING FIXTURES, FIREPLACES/MANTELS, ETC.
3. PROTECT AND PRESERVE ORIGINAL BUILDING ELEMENTS (FLOORS, WINDOWS, WOOD TRIM, ETC.) INCLUDING MATERIAL ENCAPSULATED BY NEW WORK.
4. REVIEW DESIGN CONFLICTS AND SYSTEM/UTILITY CLASHES IN FIELD WITH ARCHITECT PRIOR TO COMPLETING NEW WORK.



1 SECOND FLOOR PLAN
A1.2 A1.2 SCALE: 1/4" = 1'-0"

2 THIRD FLOOR PLAN
A1.2 | A1.2 SCALE: 1/4" = 1'-0"

