



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

February 9, 2026

Michael Kucera
1006 West 43rd Street
Richmond, Virginia 23225

To Whom It May Concern:

RE: BZA 04-2026

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, March 4, 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 permits to construct two new single-family (detached) dwellings at 1809 GORDON AVENUE (Tax Parcel Number S000-0546/016), 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 **941 380 010#**. 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 March 4, 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 04-2026
Page 2
February 9, 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,



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.

1815 Gordon Avenue Land Trust Sarah Hall
Trustee
9176 Cudlipp Ave
Mechanicsville, VA 23116

A & L Invest Llc
7900 Cobblewood Dr
Richmond, VA 23227

Brown Ramona Lynn
1814 Fairfax Ave
Richmond, VA 23224

City Point Rentals Llc
Po Box 2370
Chester, VA 23831

Cockerille Robert Lewis Jr
1816 Fairfax Ave
Richmond, VA 23224

Crenshaw Marshall R & Charlene
1924 Woodmont Dr
Richmond, VA 23235

Delbridge Dorissa And Thomas
6300 Barrister Rd
Chesterfield, VA 23832

Gordon 1804 Trust Trustee
12450 Evergreen Mill Dr
Glen Allen, VA 23059

Jenkins Tracy Denise
1812 Gordon Ave
Richmond, VA 23224

Johnson Lelia B
1800 Fairfax Ave
Richmond, VA 23224

Jones Maceo M Jr And Voll Green Jr
1701 Dinwiddie Ave
Richmond, VA 23224

Jones Sandra F
1814 Gordon Ave
Richmond, VA 23224

Kairos Mission Llc
10307 W Broad St #335
Glen Allen, VA 23060

Lyman Brendan And Fottrell Amy
1808 Gordon Ave
Richmond, VA 23224

Moulis Joseph E
4706 Monumental St
Richmond, VA 23226

Nicholson Pearly & Martha L
1806 Gordon Ave
Richmond, VA 23224

Orchid Llc
Po Box 15865
Richmond, VA 23227

Roane John L Jr And Joann M
1800 Gordon Ave
Richmond, VA 23224

Rva Rental Group Llc
Po Box 25989
Richmond, VA 23260

Stith Renard L
1801 Gordon Ave
Richmond, VA 23224

Waylin Llc
2239 Walton Stone Rd
Louisa, VA 23093

City of Richmond, VA Report

Property Owner	
Name:	SMITH NATALIE R
Mailing Address:	3737 ARGENT LN N CHESTERFIELD, VA 23237
Parcel Use:	R One Story+ (1.25, 1.5, 1.75)
Neighborhood:	356

Property Information	
Property Address:	1809 Gordon Ave
PIN	S0000546016
Size:	0.322 Acres, 14014.000 Square Feet
Property Description:	MASON PARK L17-19 B17; 0098.00X0143.00 0000.000

Current Assessment			
Year	Land	Improvements	Total
2026	\$55,000	\$131,000	\$186,000

Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	Grantee
3/16/2023	ID2023	3795	BS	\$100,000	SMITH NATALIE R
8/19/2003	ID2003	31411	BS	\$65,000	MORTON NATHANIEL
11/8/1967	00332	0105	N/A	\$10,000	BRANCH MAXWELL
1/1/1900	00332	0105	N/A	\$10,000	Not Available

Residential Card 1 Details			
Story	Style	Total Liv	Year Built
1.5	125,15,175 Sty Older	1,260	1947

Model:	RESIDENTIAL	Rooms:	Beds: 2
Interior Wall:	Drywall	Bathrooms:	Full: 1 Half: 0
Interior Wall 2:		Central AC:	Central air
Exterior Wall:	Masonry	Heat/Cool:	Forced Air
Exterior Wall 2:	Metal or Vinyl Siding	Floor Cover:	Hardwood
Roof Type:	Gable	Floor Cover 2:	N/A
Roof Cover:	Composition shingle	Floor Cover 3:	N/A

Residential Card 1 Photo

Residential Card 1 Sketch



 Residential Card 1 sketch - Click to enlarge

Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SFR	1 Story Frame - Fin	840	840
B	Bsmt	840	0
HSFRUP	1/2 Story Frame - Upper	840	420
OFP	Porch - Open - Frame	176	0
OMP	Porch - Open - Masonry	48	0
Totals		2,744	1,260

Assessment History			
Year	Land	Improvements	Total
2025	\$55,000	\$125,000	\$180,000
2024	\$45,000	\$124,000	\$169,000
2023	\$36,000	\$110,000	\$146,000
2022	\$36,000	\$90,000	\$126,000
2021	\$25,000	\$84,000	\$109,000
2020	\$25,000	\$75,000	\$100,000
2019	\$15,000	\$59,000	\$74,000
2018	\$15,000	\$50,000	\$65,000
2017	\$15,000	\$50,000	\$65,000
2016	\$15,000	\$50,000	\$65,000
2015	\$15,000	\$50,000	\$65,000
2014	\$15,000	\$49,000	\$64,000
2013	\$25,000	\$65,000	\$90,000
2012	\$23,000	\$78,000	\$101,000
2011	\$31,000	\$92,000	\$123,000
2010	\$31,000	\$92,000	\$123,000
2009	\$31,000	\$91,900	\$122,900
2008	\$31,000	\$96,700	\$127,700
2007	\$15,000	\$79,400	\$94,400
2006	\$15,000	\$59,700	\$74,700
2005	\$15,000	\$51,900	\$66,900

Map



Not a Legal Document

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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: Michael Kucera **PHONE: (Home) () _____ (Mobile) (804) 543-2687**
ADDRESS 1006 West 43rd Street **FAX: () _____ (Work) () _____**
Richmond, Virginia 23225 **E-mail Address: _____**

PROPERTY OWNER'S REPRESENTATIVE: _____ **PHONE: (Home) () _____ (Mobile) () _____**
(Name/Address) _____ **FAX: () _____ (Work) () _____**
_____ **E-mail Address: _____**

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES) 1809 Gordon Avenue

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

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

APPLICATION REQUIRED FOR: A lot division and building permits to construct two (2) new single-family detached dwellings.

TAX PARCEL NUMBER(S): S000-0546/016 **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 13,989.0 square feet and a lot width of 97.7 feet currently exists; lot areas of 5,981.0 square feet (#1809) and 4,004.0 square feet (#1807 ½ & #1807) and lot widths of 41.5 feet (#1809) and 28.0 feet (#1807 ½ & #1807) are proposed.

DATE REQUEST DISAPPROVED: January 20, 2026 **FEE WAIVER: YES NO:**

DATE FILED: January 15, 2026 **TIME FILED:** 12:25 p.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.:** BZAR-178684-2026

AS CERTIFIED BY: _____ **(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: Michael Kucera **DATE:** 1/21/2026

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

CASE NUMBER: BZA 04-2026 **HEARING DATE:** March 4, 2026 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 04-2026
150' Buffer

APPLICANT(S): Michael Kucera

PREMISES: 1809 Gordon Avenue
(Tax Parcel Number S000-0546/016)

SUBJECT: A lot split and building permits to construct two new single-family (detached) dwellings.

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.

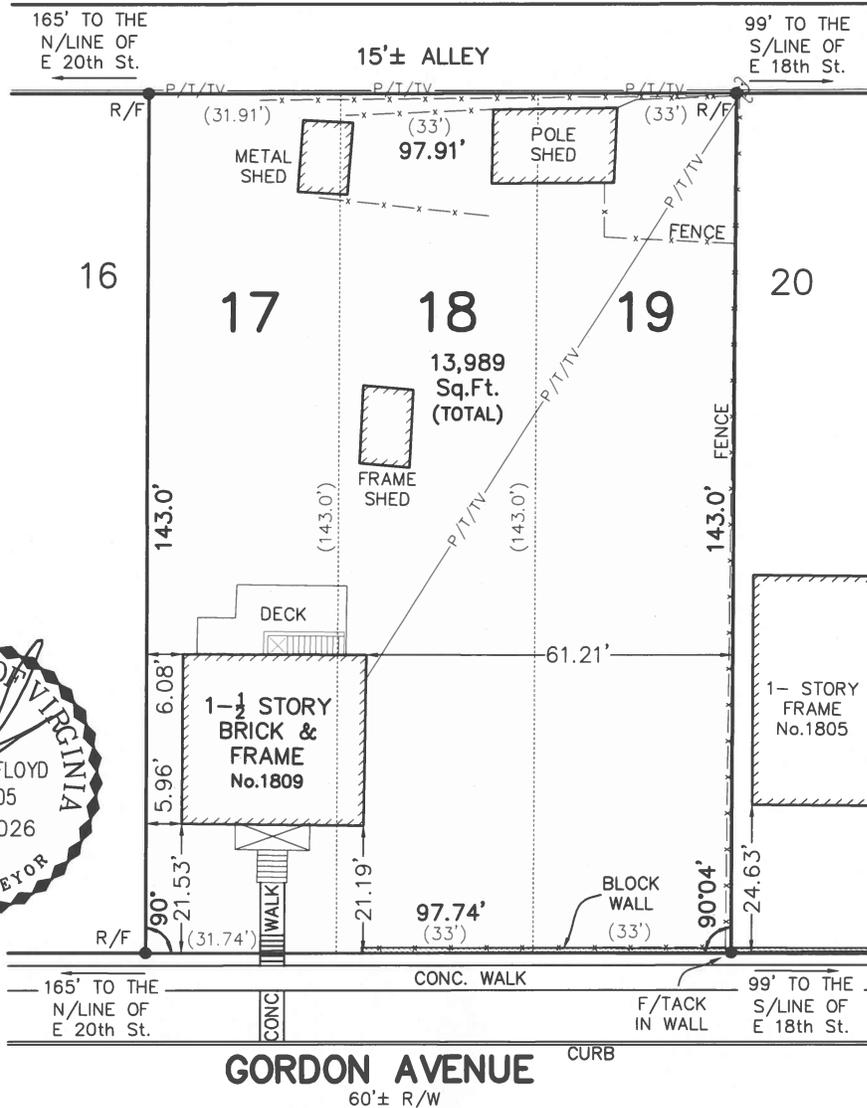
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340/6701). 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 \$175.00 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: Michael Kucera

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 1-15-2026 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.



GORDON AVENUE
60'± R/W

MAP SHOWING THE IMPROVEMENTS
ON LOTS 17, 18 AND 19, BLOCK 17,
"MASON PARK"
IN THE CITY OF RICHMOND, VA.



Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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REVISED: 1-15-2026
DATE: 1-12-2026

CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905

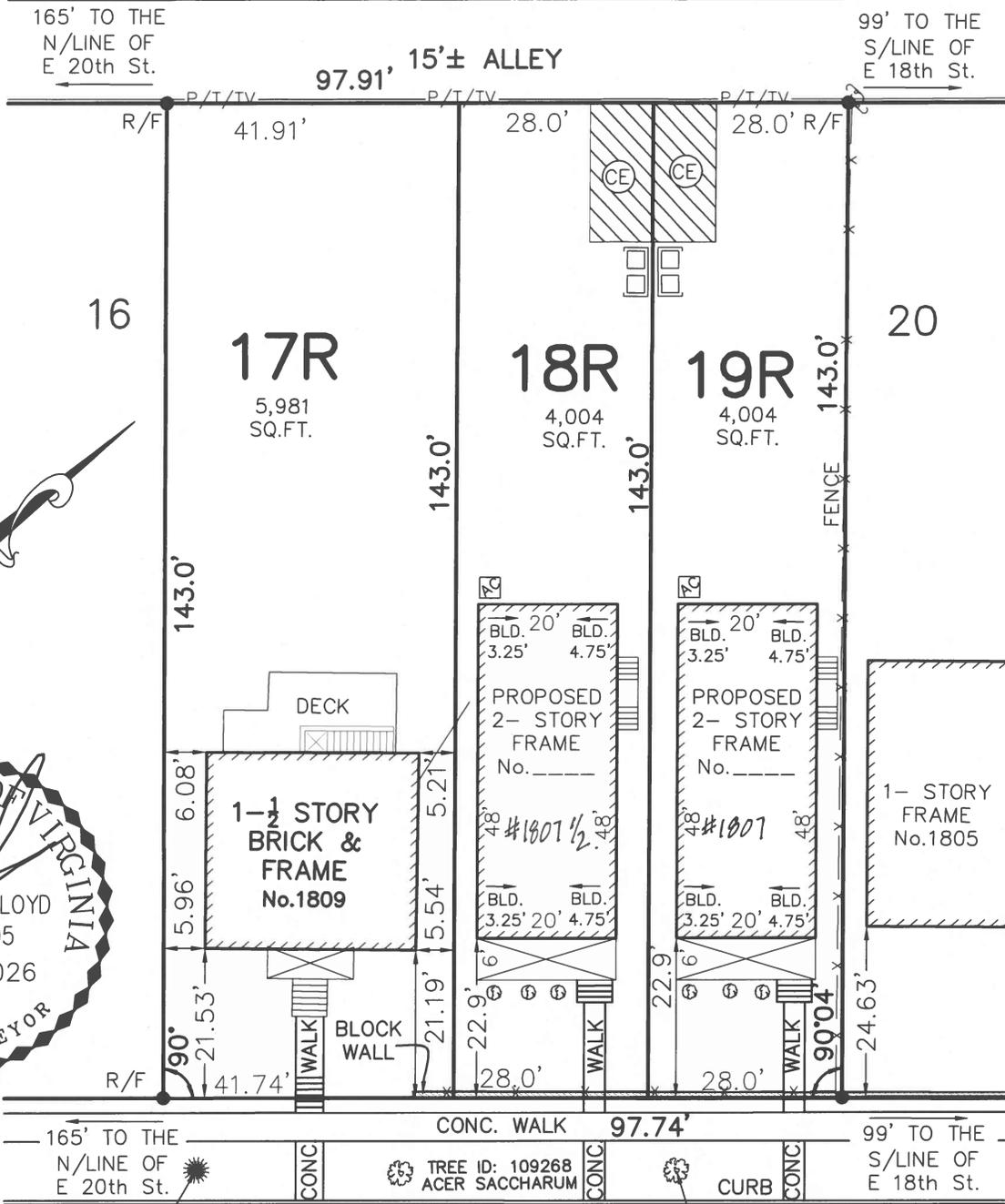
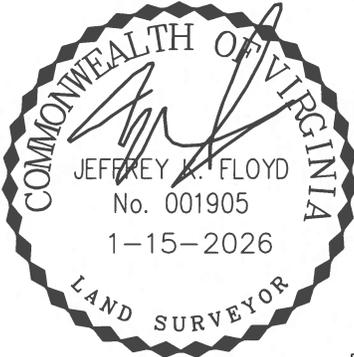
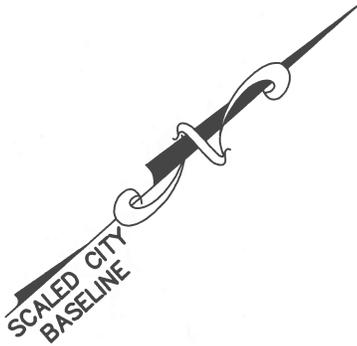
SCALE: 1"=25'
JOB NO. 260117092

(CE)
GRAVEL
CONSTRUCTION
ENTRANCE /
OFF-STREET PARKING

(M)(M)(M)
MULCH BED WITH
3 GALLON MIN.
LANDSCAPING

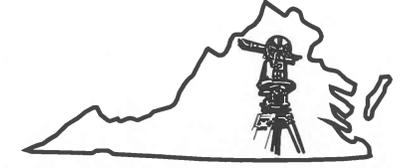
(S)(S)
SUPER CANS
WITH SCREENING
< 5' TALL
OPEN 1 SIDE

(AC)
OUTDOOR
AC UNIT W/
SCREENING



GORDON AVENUE
60± R/W

SKETCH SHOWING THE PROPOSED
IMPROVEMENTS & LOT LINE ADJUSTMENT
ON LOTS 17, 18 AND 19, BLOCK 17,
"MASON PARK"
IN THE CITY OF RICHMOND, VA.



Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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DATE: 1-15-2026
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905
SCALE: 1"=25'
JOB NO. 260117092

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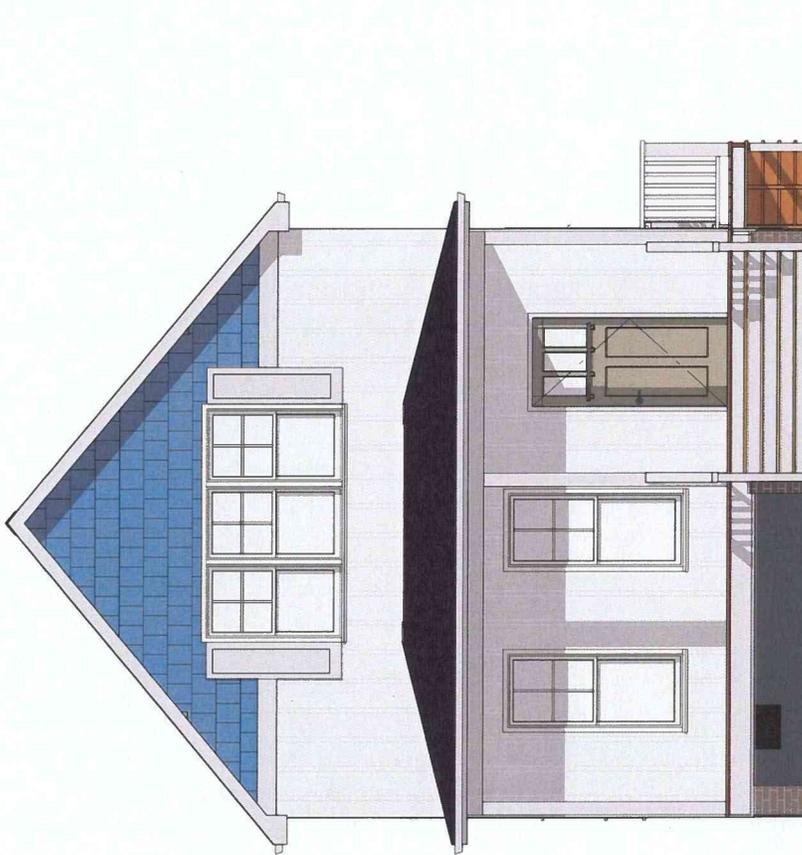
20FT TOWNHOME

DATE: 01/20/25
DRAWN BY: RH

SCALE: NTS

COVER

RH



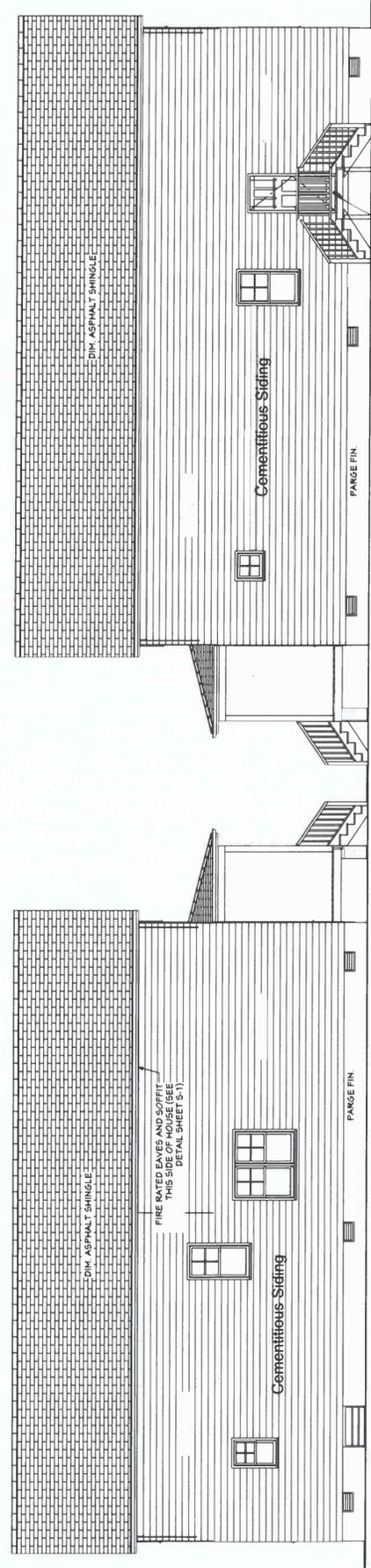
CONSTRUCTION NOTES:
PLANS DESIGNED BY THE - 2021 I VRC
FROST DEPTH - 18"
SOIL REPORT FTG DEPTH - SEE SOIL REPORT
DESIGN WIND SPEED - 90MPH, 3 SECOND GUST
LOADS PERmitted PER IBC 601.2
CATEGORY II BUILDINGS - 115 MPH
SNOW LOAD - 20 PSF
SEISMIC DESIGN CATEGORY - B

OCCUPANCY GROUP - R5
TYPE OF CONSTRUCTION - VB
SQUARE FOOTAGE - 960 1ST FLR,
855 2ND FLR
TOTAL 1,815 SF
SPRINKLERS: NO
STORIES AND HEIGHT - 2 STORY, 24'-9"

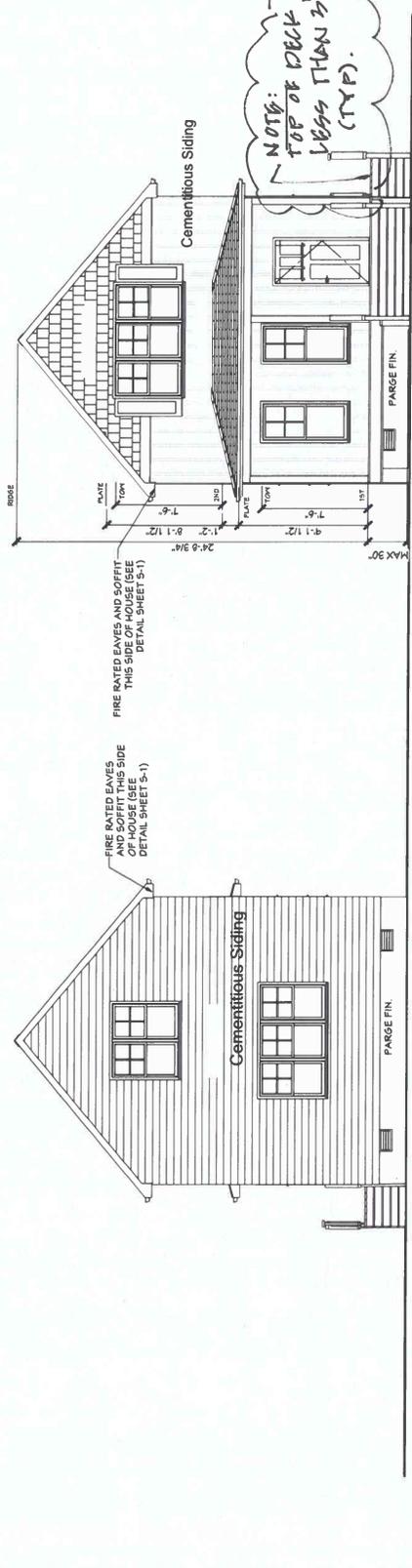
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20 FT TOWNHOME

DATE: 2/16/2023
 DRAWN BY: TH
 CHECKED BY: JPD/PLV
 ELEVATIONS



TOP OF DECK
 LESS THAN 3'
 (TYP).



NOTE:
 TOP OF DECK 1'
 LESS THAN 3'
 (TYP).

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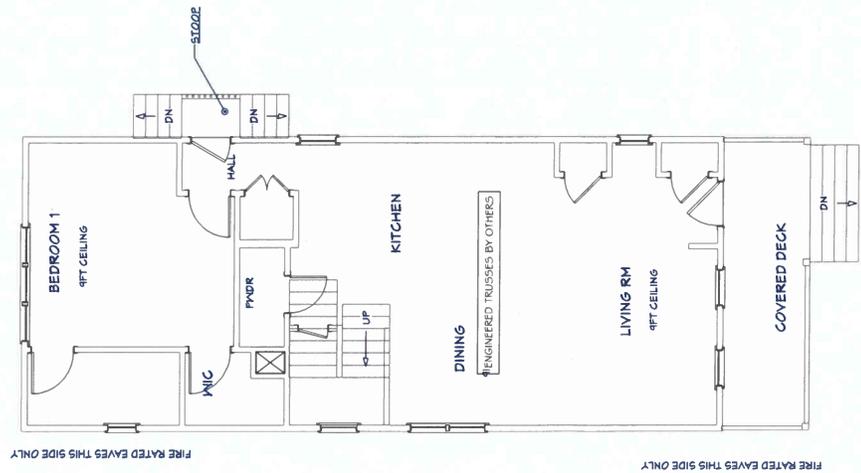
20FT TOWNHOME

DATE: 2/15/2025
DRAWN BY: FHH
SCALE: 1/4" = 1'-0"

ROOF & FRAMING

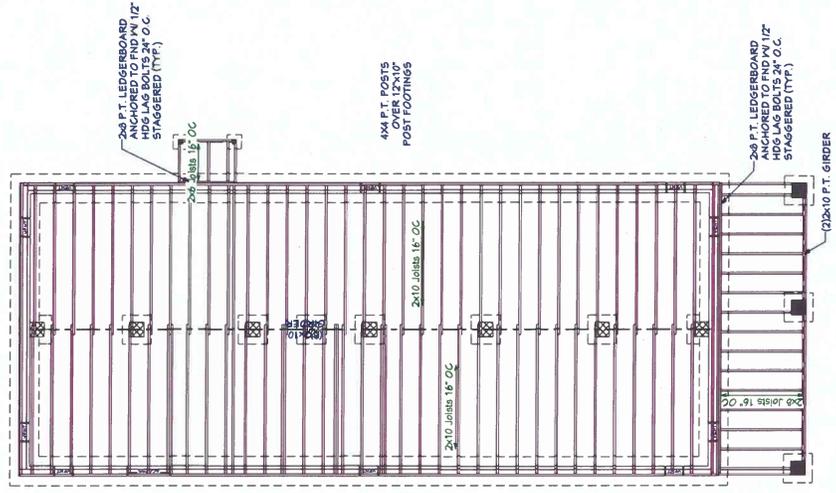
A-3

ATTIC AREA VENTILATION CALCULATION PER UNIT	
ATTIC AREA	50 FT ² / 300 = 1.66
618	50 INCH NET FREE AREA REQUIRED
297	50 INCH NET FREE AREA PROVIDED
321	50 INCH NET FREE AREA AT RIDGE
48	RIDGE VENT
48	E _f = 1.8 SQ INCH PER LINEAR FOOT *
864	SQ INCH PROVIDED
507	SQ INCH TOTAL NET FREE AREA PROVIDED
116	SQ INCH TOTAL NET FREE AREA PROVIDED
POWER VENT • (1) 12" AIRVENT, INC POWERBOOK PLUS 1.2 AUTOMATIC THERMOSTAT W/ HUMIDISTAT VENT FOR UP TO 1,600 SF OF ATTIC SPACE. INSTALL MULTIPLE IF NECESSARY. POWER VENT, DO NOT INSTALL RIDGE VENT.	
SPECIAL NOTES	
* OF THE RATED SUFFICE NOT INCLUDED IN THIS CALC.	

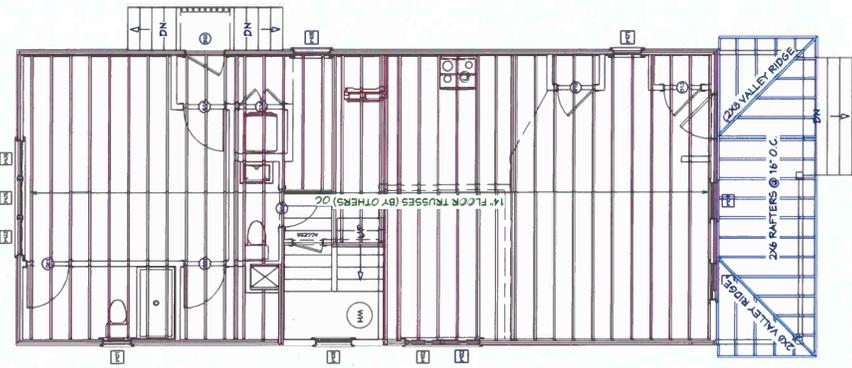


ROOF PLAN

FLOOR FRAMING FOR REFERENCE ONLY. REFER TO MANUFACTURER PLANS



FIRST FLOOR



SECOND FLOOR

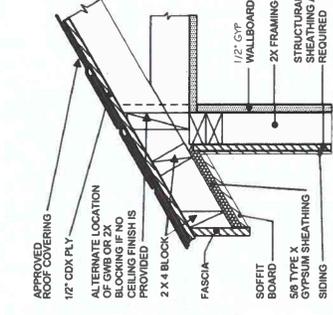
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20FT TOWNHOME

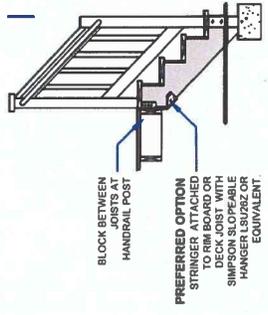
DATE: 2/1/2025
 DRAWN BY: FJH
 SCALE: AS SHOWN

BUILDING_SECTION

S-1

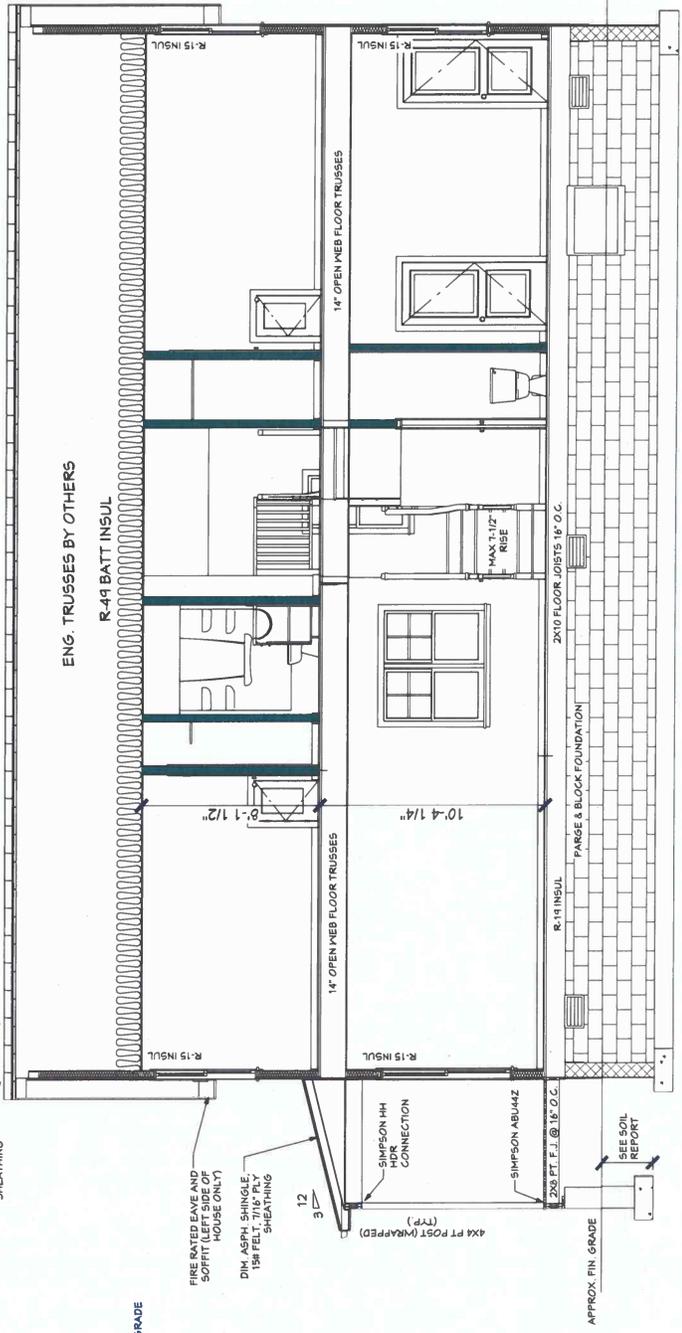


1-HOUR RATED WALL AND PROTECTED EAVE OVERHANG

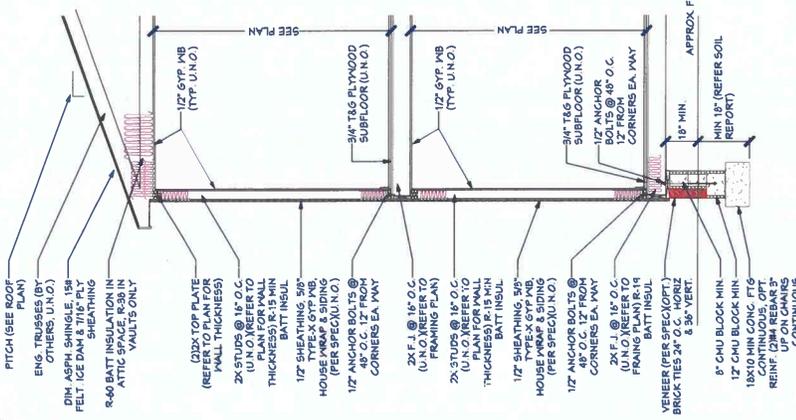


DECK STAIR DETAIL

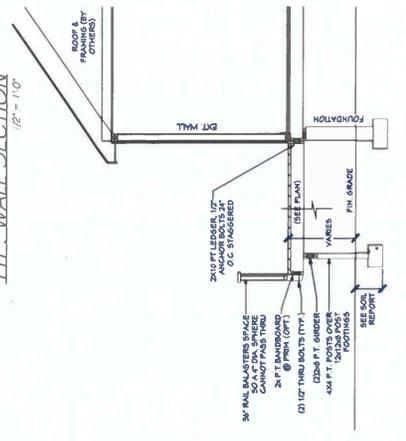
1-HOUR RATED WALL AND PROTECTED EAVE OVERHANG



HOUSE SECTION A1



TYP. WALL SECTION



TYP. WALL SECTION

RECORDED IN DEED BOOK 40



Land owned by Dartmouth College

MASON PARK

MAR. 16. 1891 JAS. T. REDD & SON

State of Virginia,

City of Richmond--to-wit:

In the Clerk's Office of the Hustings Court Part II, of said city, the 14th day of Sept. 1939.

This deed was presented, and with the certificate annexed, admitted to record at 2:50 o'clock P. M. Examined

Teste:

Chas. R. Purdy Clerk
by L. M. Robb, D.C.

THIS DEED, made this 5th day of August, 1939, between K. C. Daffron and Mildred S. Daffron his wife, parties of the first part, and A. J. Daffron, Jr. party of the second part.

WITNESSETH: That for and in consideration of the sum of \$10.00 and other valuable consideration the parties of the first part grant and convey unto the party of the second part with general warranty, one-half undivided interest in the following two parcels of real-estate:

1st. All those certain lots or parcels of land lying and being in the City of Richmond, Virginia and is described as follows: Beginning at a point on the Northern line of Fairfax Avenue, 66 ft. east of the eastern line of 20th Street, thence running and fronting along the said Northern line of Fairfax Avenue 66 ft. towards 19th St. and running back between parallel lines 143 ft. to an alley. Said lots known and designated as lots 14 and 15 in block 2 on the plan of Mason Park, plat of which is recorded in the Circuit Court of Chesterfield County Va. in deed book 80, page 349.

2nd. All those certain lots or parcels of land lying and being in the City of Richmond, Va. and is described as follows: Commencing at a point on the Northern line of Gordon Avenue 99 ft. West of the Western line of 19th Street or Monroe Street, thence running and fronting along the said Northern line of Gordon Avenue 98 ft. towards 20th Street, and running back between parallel lines 143 ft. to an alley. Said lots known and designated as lots No. 17, 18 and 19 in block 17 on the plan of Mason Park, plat of which is recorded in the Circuit Court of Chesterfield County Virginia in deed book 80, page 349.

The aforesaid two parcels of land is the same that was conveyed to the parties aforesaid by deed from Steven L. Hudson and Edna L. Hudson his wife, dated May 1, 1928, and recorded in the Clerk's office of the Hustings Court Part II, of the City of Richmond, Virginia in deed book 65 B, page 458.

The parties of the first part conveyant that they have the right to convey the said one-half undivided interest in the real estate that they have done no act to encumber same and that the said parties of the first part will execute such further assurance as may be requisite.

#66
K. C. Daffron,
& wife
To Use of B & S
A. J. Daffron, Jr.
Deed Delivered to
C.R. Purdy
Jan 27 1940
Chas. R. Purdy, Clerk
by H.E. Deibel, Jr.

January 15, 2026

David Duckhardt
Senior Planner
Zoning Administration
City of Richmond
(804) 646-6917

Re: Request to Redevelop and Split – 1809 Gordon Ave (the “Property”)

Office of City Planning and Board of Zoning,

My name is Charles Snellings and I am the president of the Oak Grove Neighborhood Association. On behalf of the Association, this confirms our support for the Special Use request to permit the splitting of the lot at 1809 Gordon Ave to three plots. We have reviewed the Application, original deed, the plans, and we fully support the approval to rezone the Property under the conditions We have expressed this with the developer. These conditions are stated as:

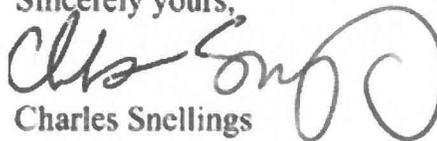
- Planting native trees with the highest priority being the virginia magnolia and the flowering dogwood both native to virginia.
- Using front porches to include consistency with the architectural integrity of Oak Grove.
- Using permeable materials for off street parking and depaving where necessary to allow for better run off and drainage.
- remodeling the existing house instead of demolishing.

We find that the developer is already doing many things we ask such as paying attention to build back, and has taken a vested interest into the community having input, perspective and buy in on this property.

The proposed uses of the Property will further catalyze the significant growth and revitalization of the Oak Grove Community, and this developer is displaying a desire to work with us in our efforts of revitalization and combating urban heat by planting trees. New development here will be an asset to the community, and it will bring new homes to the area which will in turn generate and support much needed commercial development for South Richmond. Accordingly, we support the City’s approval of the rezoning application with the above conditions as noted with the developer, as in our opinion this assists with Richmond’s Master plan on housing, aligns with the pending small area plan OGHB.

Please include this letter of support in the file when the rezoning application is presented to the Board of Zoning Appeals.

Sincerely yours,



Charles Snellings
President

Examples of similar lot sizes with improvements in close proximity to 1809 Gordon Ave.

Address	Tax ID	Lot Dimensions	Zoning
2100 Edwards Avenue	S000-0458-007	27.5 x 143	R-5
2102 Edwards Avenue	S000-0458-020	27.5 x 143	R-5
2104 Edwards Avenue	S000-0458-021	27.5 x 143	R-5
2216 Edwards Avenue	S000-0459-002	29 X 143	R-5
2218 Edwards Avenue	S000-0459-001	25 X 143	R-5
2105 Ingram Avenue	S000-0763-013	25 X 142.45	R-5
2011 Dinwiddie Avenue	S000-0346-018	29 X 120	R-5
2013 Dinwiddie Avenue	S000-0346-019	29 X 120	R-5
2015 Dinwiddie Avenue	S000-0346-020	29 X 120	R-5
2019 Dinwiddie Avenue	S000-0346-022	29 X 120	R-5
2021 Dinwiddie Avenue	S000-0346-023	29 X 120	R-5
2023 Dinwiddie Avenue	S000-0346-024	28 X 120	R-5
2206 Dinwiddie Avenue	S000-0460-001	15.9 X 170.67 lrg	R-5
2304 Mimosa Creek Circle	S007-1229-051	29.33 X 72.7 Irregular	R-5
2309 Mimosa Creek Circle	S007-1229-055	27.53 x 80.25 Irregular	R-5
2116 Joplin Avenue	S007-1030-013	30 X 145	R-5
2215 Keswick Avenue	S007-1030-035	30 X 142.5	R-5
2115 Keswick Avenue	S007-1030-029	30 x 145	R-5
2118 Joplin Avenue	S007-1030-012	30 x 145	R-5