



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

June 8, 2026

444 LLC  
2513 West Main Street  
Richmond, VA 23220

Baker Development Resources  
530 East Main Street, Suite 600  
Richmond, VA 23219  
Attn: Syd Shoaf

To Whom It May Concern:

**RE: BZA 23-2026**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, July 1, 2026 at 1:00 PM** in the 5<sup>th</sup> Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct an addition to an existing multifamily dwelling at 2303 PARKWOOD AVENUE (Tax Parcel Number W000-1033/008), located in an R-63 (Multifamily Urban 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 **773 156 866#**. 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 July 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](mailto: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 23-2026  
Page 2  
June 8, 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](mailto: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.

219 Stafford Llc  
301 South 11th St #2000  
Richmond, VA 23219

2224 Parkwood Llc  
2305 W Main St Apt A  
Richmond, VA 23220

2307parkwoodavenue Llc  
2307 Parkwood Ave  
Richmond, VA 23220

3m Investment Group Llc  
5600 Old Willow Ct  
Richmond, VA 23225

Ballard Melinda A  
2313 Parkwood Ave  
Richmond, VA 23220

Baramki Chereen N  
2324 Parkwood Ave  
Richmond, VA 23220

Brandon Mark E  
1800 Georgia Ave  
Richmond, VA 23220

Brumfield Christopher Preston  
208 S Addison St  
Richmond, VA 23220

Carlson Eric  
2323 Apple Alley  
Richmond, VA 23220

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

Commonwealth Holdings Group Llc  
3209 Featherwood Way  
Richmond, VA 23223

Daigle Alan R  
204 S Addison St  
Richmond, VA 23220

Daruwalla Christie P And Neville J  
2321 Apple Alley  
Richmond, VA 23220

Dubroff Matthew R And Kagan  
Shirley  
113 Graham Cir  
Hampton Sydney, VA 23943

Guertler Frank A  
210 S Addison St  
Richmond, VA 23220

Haskins Andrew & Alvarado Callie  
2307 Apple Alley  
Richmond, VA 23220

Hunt A Lee Jr Est  
1807 Libbie Ave Ste 200  
Richmond, VA 23226

Lawson Alexander R  
2325 Apple Alley  
Richmond, VA 23220

Mayer John R  
2311 Parkwood Ave  
Richmond, VA 23220

Mcinerney Sarah A  
2322 Parkwood Avenue  
Richmond, VA 23220

Nerenberg Sharon Paige & Eric  
2313 Apple Alley  
Richmond, VA 23220

Park Living Trust Park Matthew S  
Trustee  
2315 Apple Alley  
Richmond, VA 23220

Pitzer Michael E  
2320 Parkwood Ave  
Richmond, VA 23220

Playa Pineapple Llc  
10 Lexington Rd  
Richmond, VA 23226

Rfi Richmond Llc  
Po Box 1588  
Monroe, GA 30655

Rose Monica Florence  
2305 Apple Al  
Richmond, VA 23220

Salhab Naji And Raine  
1564 Oak Grove Dr  
Manakin Sabot, VA 23103

Saunders Edward S Iv And Sarah E  
2309 Parkwood Ave  
Richmond, VA 23220

Smith Russelyne B & Michael  
206 S Addison St  
Richmond, VA 23220

Smith Spencer & Stearns Victoria  
2311 Apple Alley  
Richmond, VA 23220

Star Ava & Butler Zachary  
2303 Apple Alley  
Richmond, VA 23220

Thach Dareth & Dararoth  
2306 Parkwood Ave  
Richmond, VA 23220

Townhouses At Parkline  
Homeowners Association  
301 South 11th St #2000  
Richmond, VA 23219

Vick George Davis Iv & Kimberly  
Gilmore  
2319 Apple Aly  
Richmond, VA 23220

Wieder Brian E  
2309 Apple Alley  
Richmond, VA 23220

Young Aubrey N  
202 S Addison St  
Richmond, VA 23220

### City of Richmond, VA Report

Property Owner	
<b>Name:</b>	444 LLC
<b>Mailing Address:</b>	2513 W MAIN ST RICHMOND, VA 23220
<b>Parcel Use:</b>	R Apartment 5-11 Units
<b>Neighborhood:</b>	506

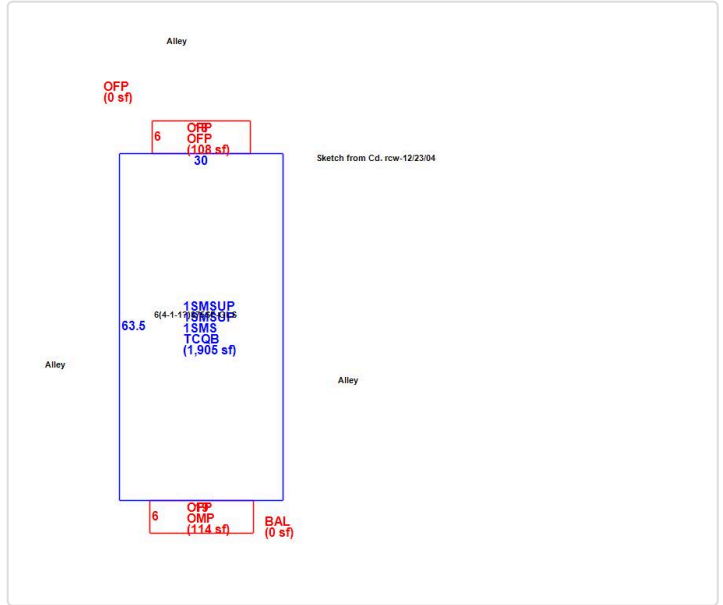
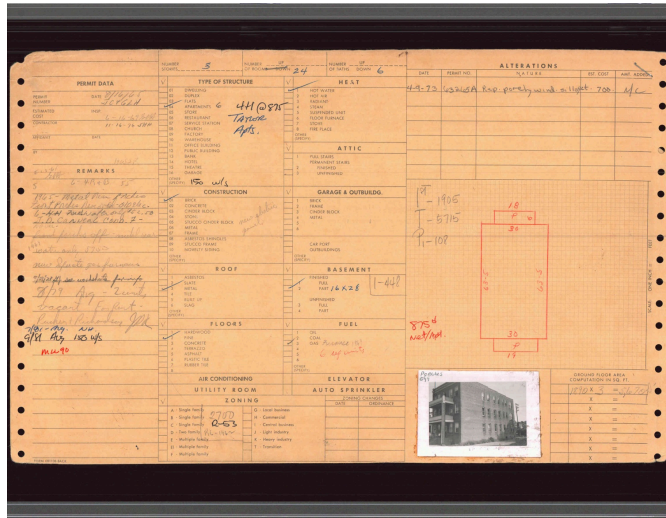
Property Information	
<b>Property Address:</b>	2303 Parkwood Ave
<b>PIN</b>	W0001033008
<b>Size:</b>	0.062 Acres, 0.000 Square Feet
<b>Property Description:</b>	PARKWOOD APT; 0030.00X0090.00 0000.000

Current Assessment			
Year	Land	Improvements	Total
2026	\$178,000	\$880,000	\$1,058,000

Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	Grantee ⓘ
12/16/2025	ID2025	20545	BS	\$1,075,000	444 LLC
2/29/2024	IW2024	121	WI	\$0	WILKERSON ANTHONY JR AND WILKERSON BARRY
10/24/1985	00058	0389	N/A	\$83,000	WILKERSON ANTHONY R & MARGARET P
6/21/1984	000001	01080	N/A	\$0	Not Available
1/1/1900	000001	01080	N/A	\$0	Not Available

Residential Card 1 Details			
Story	Style	Total Liv	Year Built
3.0	DuplexTriplexQuad	5,715	1920

<b>Model:</b>	RESIDENTIAL	<b>Rooms:</b>	<b>Beds:</b> 6
<b>Interior Wall:</b>	Drywall	<b>Bathrooms:</b>	<b>Full:</b> 6 <b>Half:</b> 0
<b>Interior Wall 2:</b>		<b>Central AC:</b>	None
<b>Exterior Wall:</b>	Common Brick	<b>Heat/Cool:</b>	Forced Air
<b>Exterior Wall 2:</b>	Masonry	<b>Floor Cover:</b>	Vinyl tile
<b>Roof Type:</b>	Flat or Shed	<b>Floor Cover 2:</b>	Carpet
<b>Roof Cover:</b>	Composition roll	<b>Floor Cover 3:</b>	N/A



### Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SMS	1 Story Masonry - Fin	1,905	1,905
1SMSUP	1 Story Masonry - Upper - Fin	3,810	3,810
BAL	Balcony	0	0
OFF	Porch - Open - Frame	0	0
OFF	Porch - Open - Frame	108	0
OFF	Porch - Open - Frame	108	0
OFF	Porch - Open - Frame	114	0
OMP	Porch - Open - Masonry	114	0
TCQB	3/4 Crawl 1/4 Bsmt	1,905	0
<b>Totals</b>		<b>8,064</b>	<b>5,715</b>

<b>Assessment History</b>			
<b>Year</b>	<b>Land</b>	<b>Improvements</b>	<b>Total</b>
2025	\$162,000	\$870,000	\$1,032,000
2024	\$162,000	\$836,000	\$998,000
2023	\$162,000	\$836,000	\$998,000
2022	\$162,000	\$745,000	\$907,000
2021	\$162,000	\$590,000	\$752,000
2020	\$162,000	\$590,000	\$752,000
2019	\$75,000	\$397,000	\$472,000
2018	\$75,000	\$397,000	\$472,000
2017	\$75,000	\$397,000	\$472,000
2016	\$60,000	\$412,000	\$472,000
2015	\$60,000	\$398,000	\$458,000
2014	\$60,000	\$385,000	\$445,000
2013	\$60,000	\$385,000	\$445,000
2012	\$60,000	\$385,000	\$445,000
2011	\$60,000	\$363,000	\$423,000
2010	\$60,000	\$363,000	\$423,000
2009	\$45,000	\$396,800	\$441,800
2008	\$45,000	\$396,800	\$441,800
2007	\$45,000	\$396,800	\$441,800
2006	\$45,000	\$345,000	\$390,000
2005	\$45,000	\$345,000	\$390,000

**Map**

**Not a Legal Document**

Subject to terms and conditions  
[www.actDataScout.com](http://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**

<b>PROPERTY</b> _____	<b>PHONE: (Home)</b> ( ) _____ <b>(Mobile)</b> ( ) _____
<b>OWNER:</b> <u>444 LLC</u>	<b>FAX: (Home)</b> ( ) _____ <b>(Mobile)</b> ( ) _____
<b>(Name/Address)</b> <u>2513 W Main Street</u> <u>Richmond, VA 23220</u>	<b>E-mail Address:</b> _____
<b>OWNER'S</b> <u>Syd Shoaf</u>	<b>PHONE: (Home)</b> ( ) _____ <b>(Mobile)</b> (804) <u>237-9130</u>
<b>REPRESENTATIVE</b> _____	<b>FAX: (Home)</b> ( ) _____ <b>(Mobile)</b> ( ) _____
<b>(Name/Address)</b> <u>530 East Main Street, Suite 600</u> <u>Richmond, VA 23219</u>	<b>E-mail Address:</b> _____

**TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE**

**PROPERTY ADDRESS (ES):** 2303 Parkwood Avenue

**TYPE OF APPLICATION:**     **VARIANCE**         **SPECIAL EXCEPTION**     **OTHER** \_\_\_\_\_

**ZONING ORDINANCE SECTION NUMBER(S):** 30-300; 30-419.6(3)(b); 30-1040.3(1)

**APPLICATION REQUIRED FOR:** Building permit to construct a livable addition at the rear of an existing multi-family building.

**TAX PARCEL NUMBER(S):** W000-1033/008                      **ZONING DISTRICT:** R-63 (Multifamily Urban Residential District)

**REQUEST DISAPPROVED FOR THE REASON THAT:** \_\_\_\_\_  
The rear yard setback requirement is not met. A rear yard setback of 15 feet is required; a rear yard setback of 9.91' is proposed for the building addition.

\_\_\_\_\_

\_\_\_\_\_

**DATE REQUEST DISAPPROVED:** 4/23/2026                      **FEE WAIVER:**  **YES**  **NO**

**DATE FILED:** 5/14/26    **TIME FILED:** 12:00PM    **PREPARED BY:** Cody White    **RECEIPT NO.** BZAR-185818-2026

**AS CERTIFIED BY:** *William C. [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)** 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:** *Syd Shoaf*                      **DATE:** 05/14/2026

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

**CASE NUMBER:** BZA 23-2026    **HEARING DATE:** July 1, 2026    **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 23-2026  
150' Buffer

APPLICANT(S): 444 LLC

PREMISES: 2303 Parkwood Avenue  
(Tax Parcel Number W000-1033/008)

SUBJECT: A building permit to construct an addition to an existing multifamily dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-419.6(3)(b)  
of the Zoning Ordinance for the reason that:  
The rear yard (setback) requirement is 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](mailto: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.

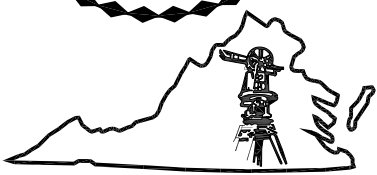
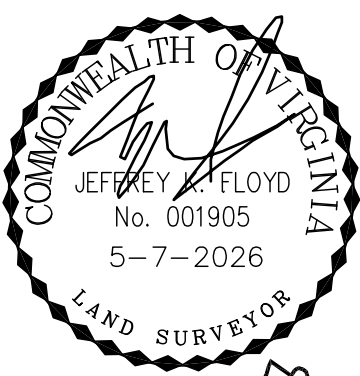
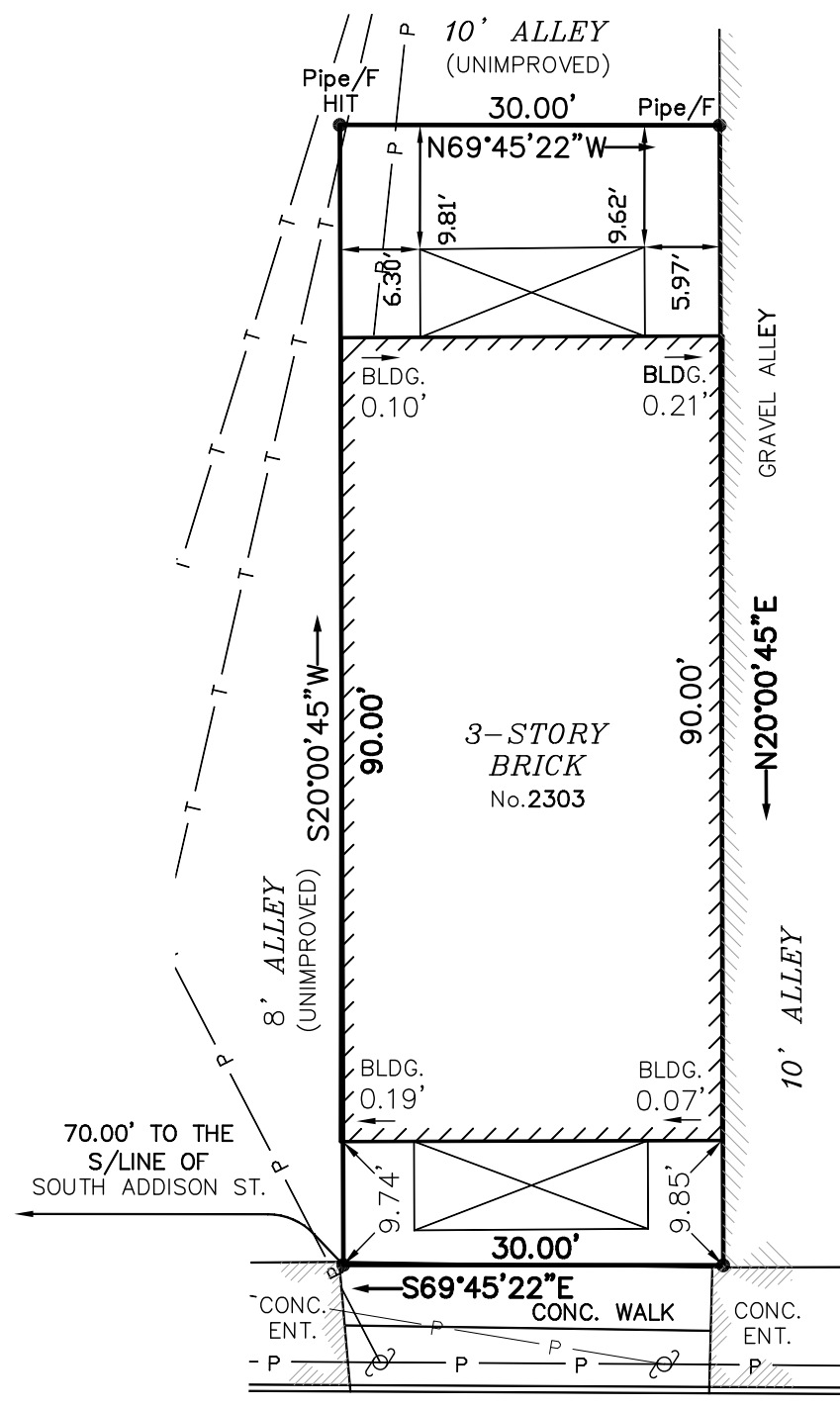
**Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible 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: Syd Shoaf

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 5-7-2026 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.

INST. # 230020345



**Virginia Surveys**  
 P.O. BOX 118  
 CHESTERFIELD, VA 23832  
 (804) 748-9481  
 COPYRIGHT © VIRGINIA SURVEYS  
 All rights reserved.

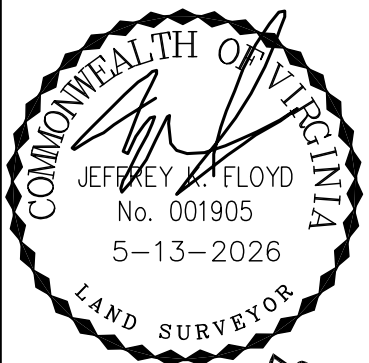
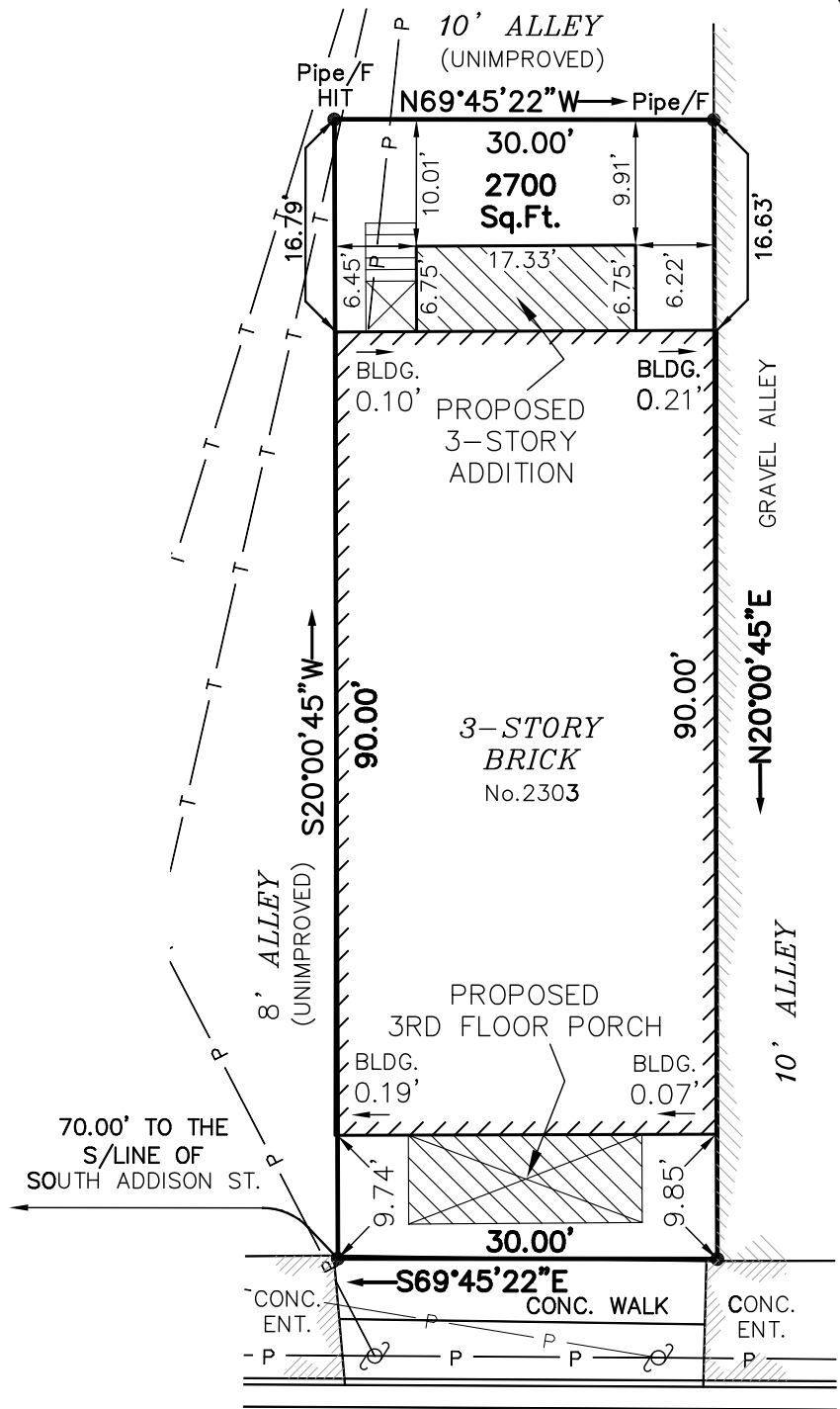
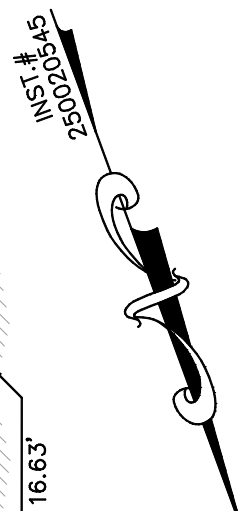
**PARKWOOD ROAD**  
 50' R/W

MAP SHOWING THE IMPROVEMENTS  
 AT 2303 PARKWOOD ROAD  
 IN THE CITY OF RICHMOND, VA.

DATE: 5-7-2026  
 CERTIFIED BY JEFFREY K. FLOYD  
 VIRGINIA CERTIFICATE NO. 001905  
 SCALE: 1"=15'  
 JOB NO. 260417262

**LOT COVERAGE**

LOT AREA 2700 Sq.Ft.  
 EXISTING BUILDING 1912 Sq.Ft. ~ LOT COVERAGE 71%  
 PROPOSED BUILDING 2029 Sq.Ft. ~ LOT COVERAGE 75%



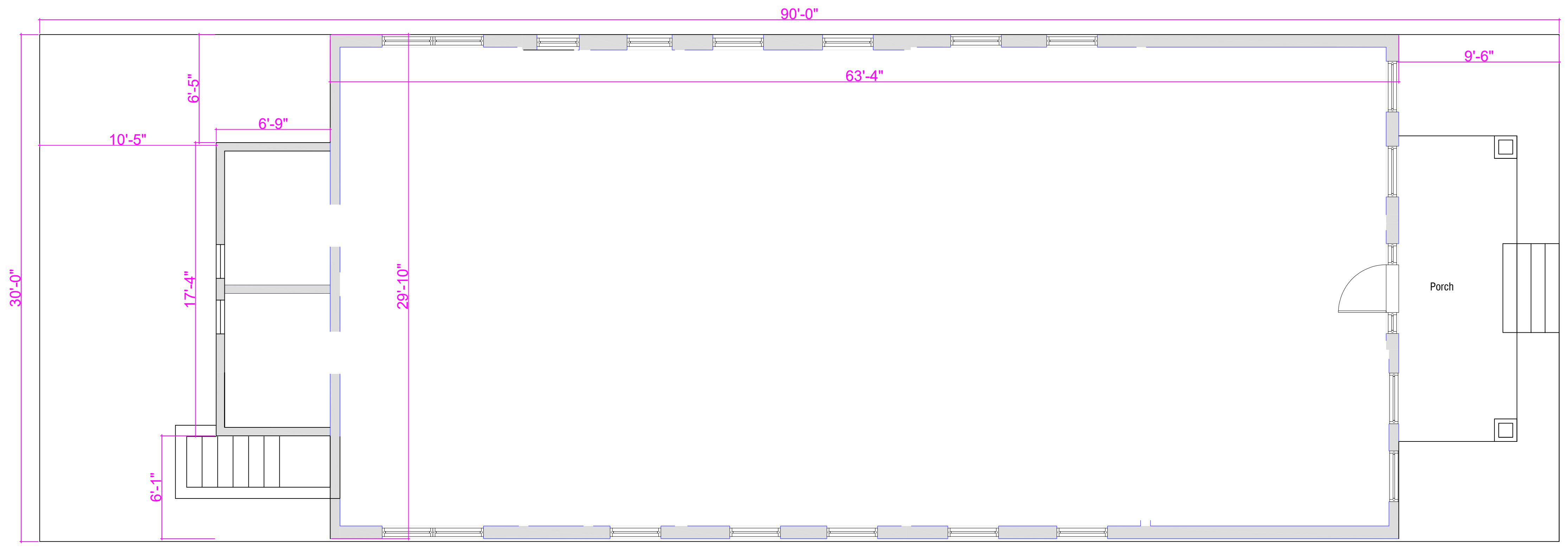
**Virginia Surveys**

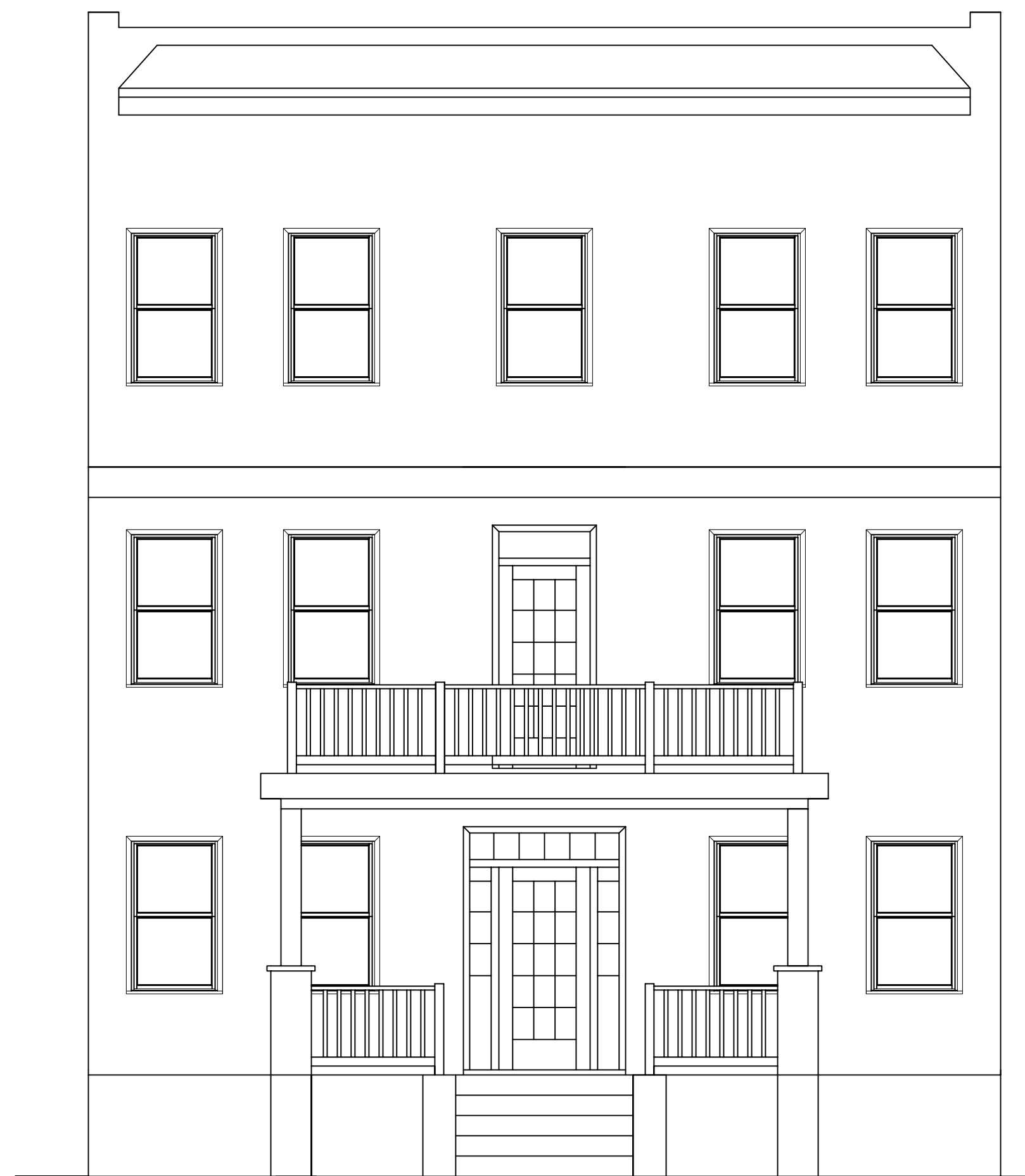
P.O. BOX 118  
 CHESTERFIELD, VA 23832  
 (804) 748-9481  
 COPYRIGHT © VIRGINIA SURVEYS  
 All rights reserved.

**PARKWOOD ROAD**  
 50' R/W

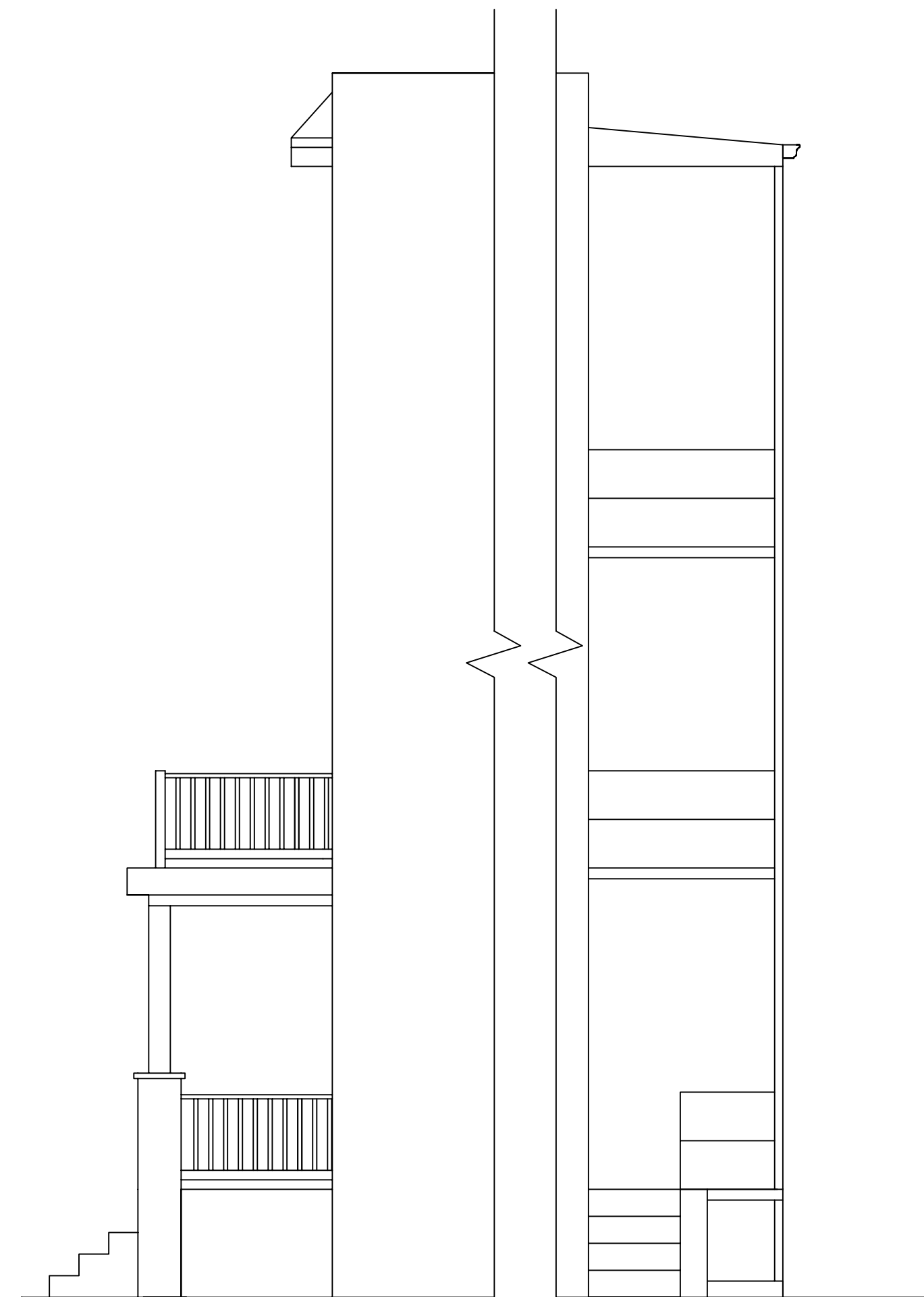
*SKETCH SHOWING THE PROPOSED IMPROVEMENTS ON 2303 PARKWOOD ROAD, IN THE CITY OF RICHMOND, VA.*

DATE: 5-13-2026  
 CERTIFIED BY JEFFREY K. FLOYD  
 VIRGINIA CERTIFICATE NO. 001905  
 SCALE: 1"=15'  
 JOB NO. 260417262

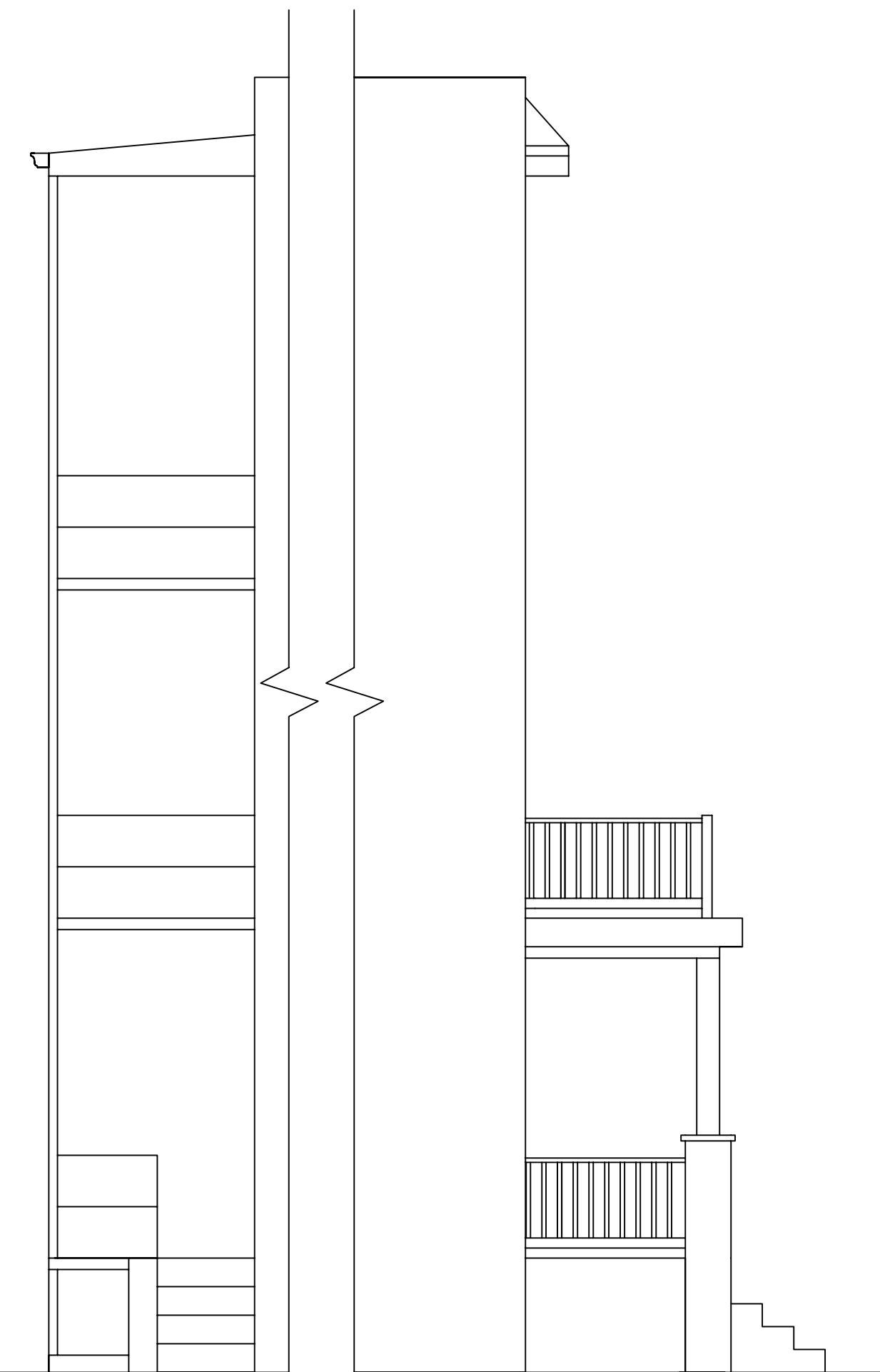




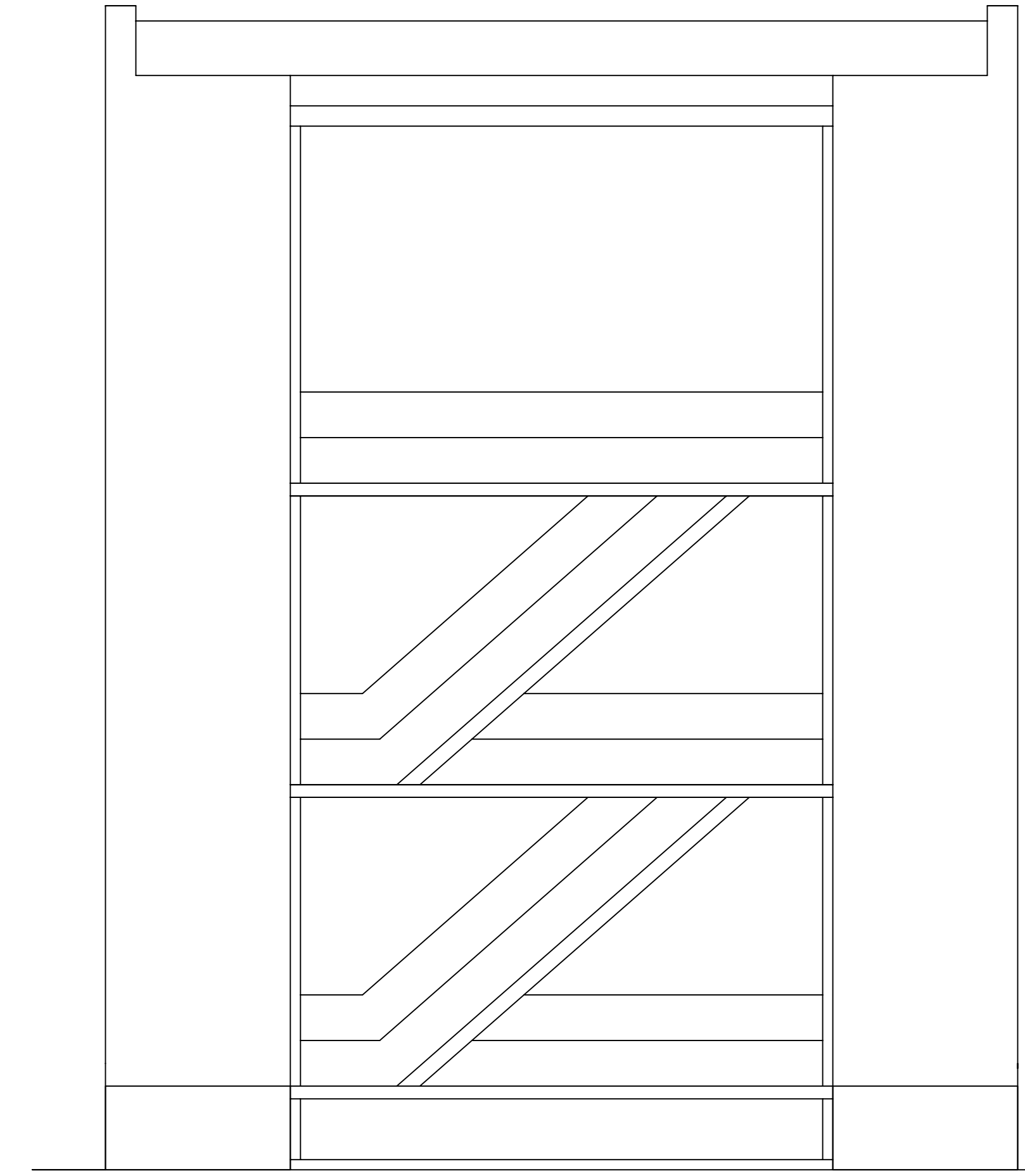
North Elevation, Existing



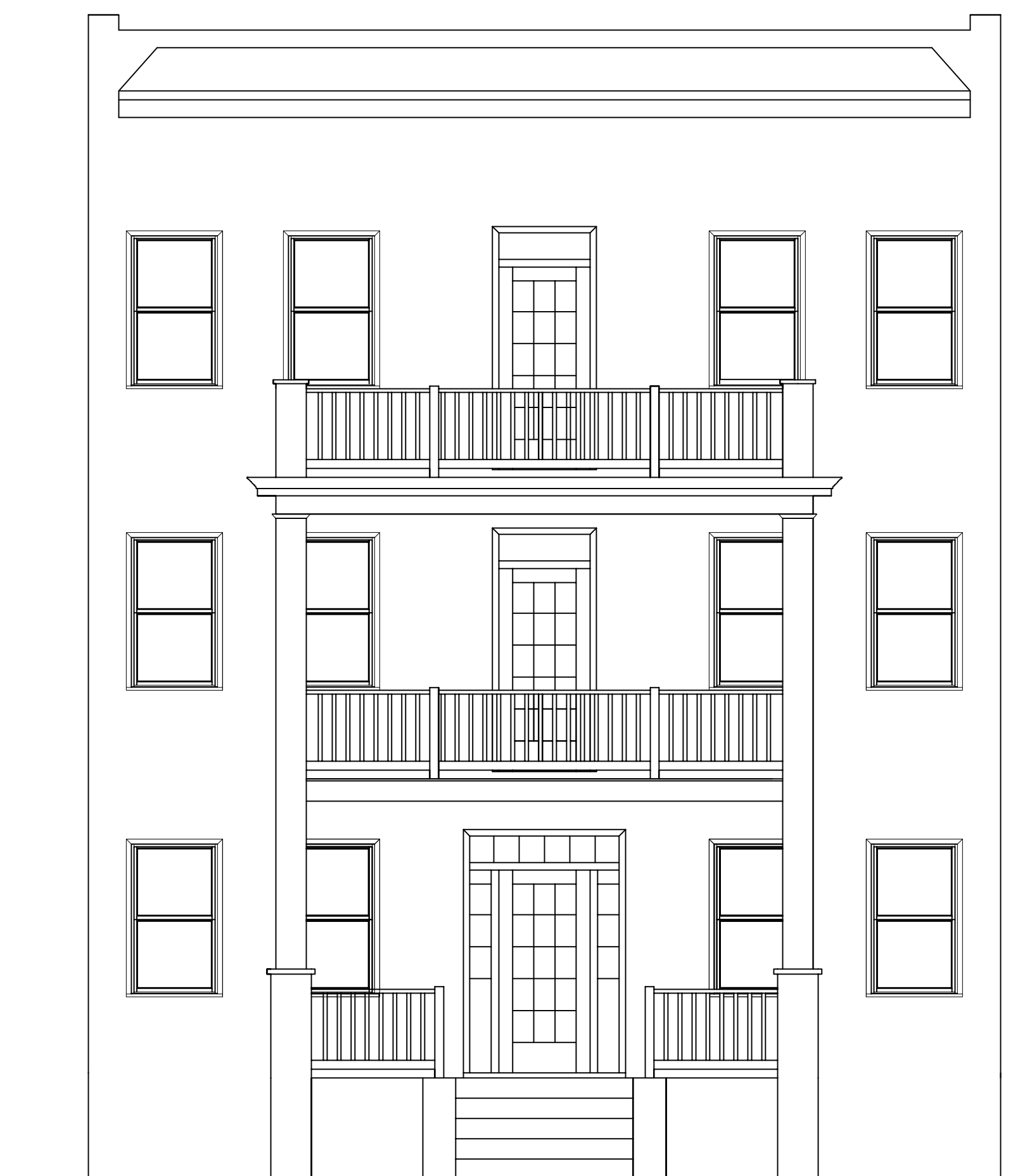
West Elevation, Existing



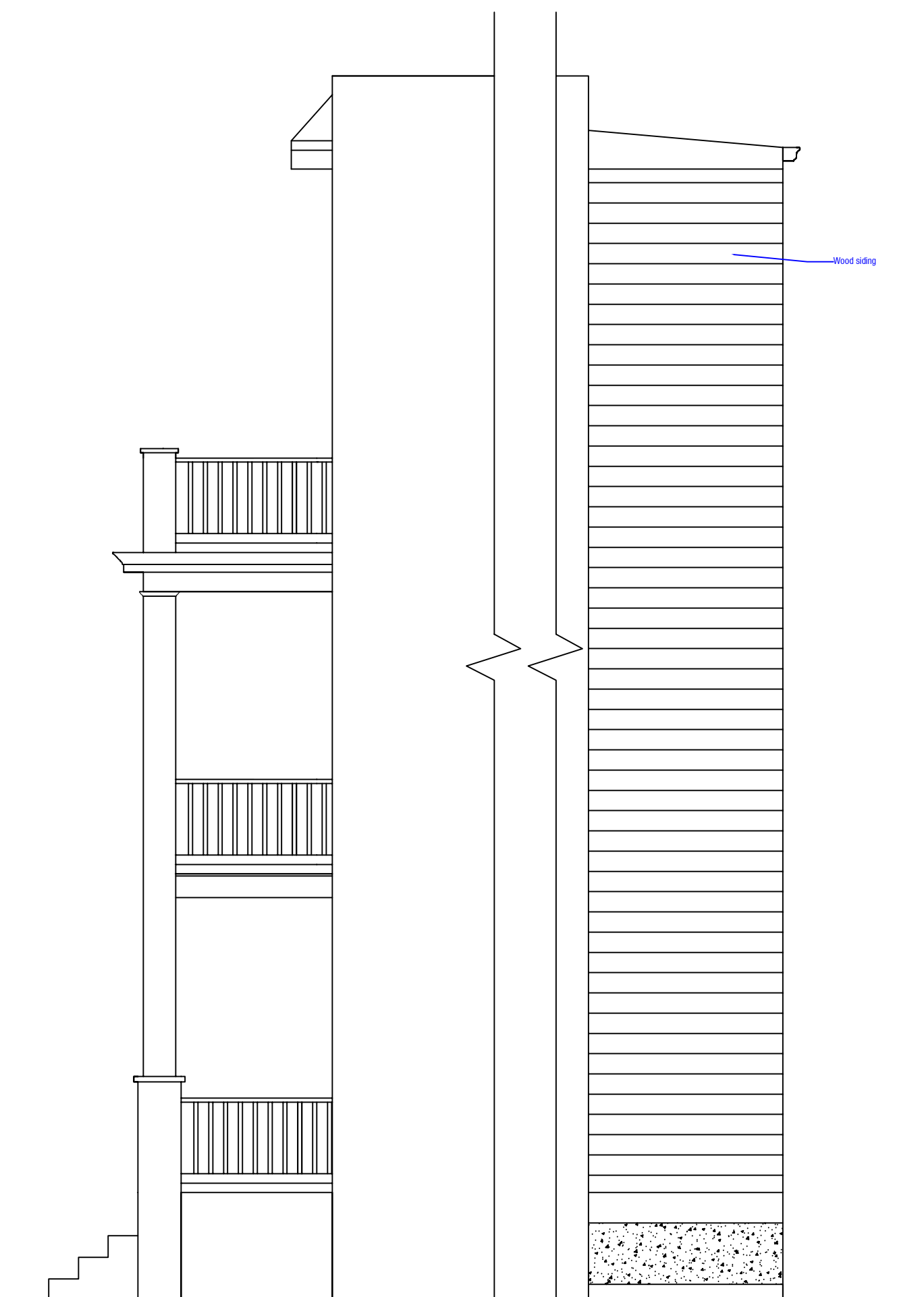
East Elevation, Existing



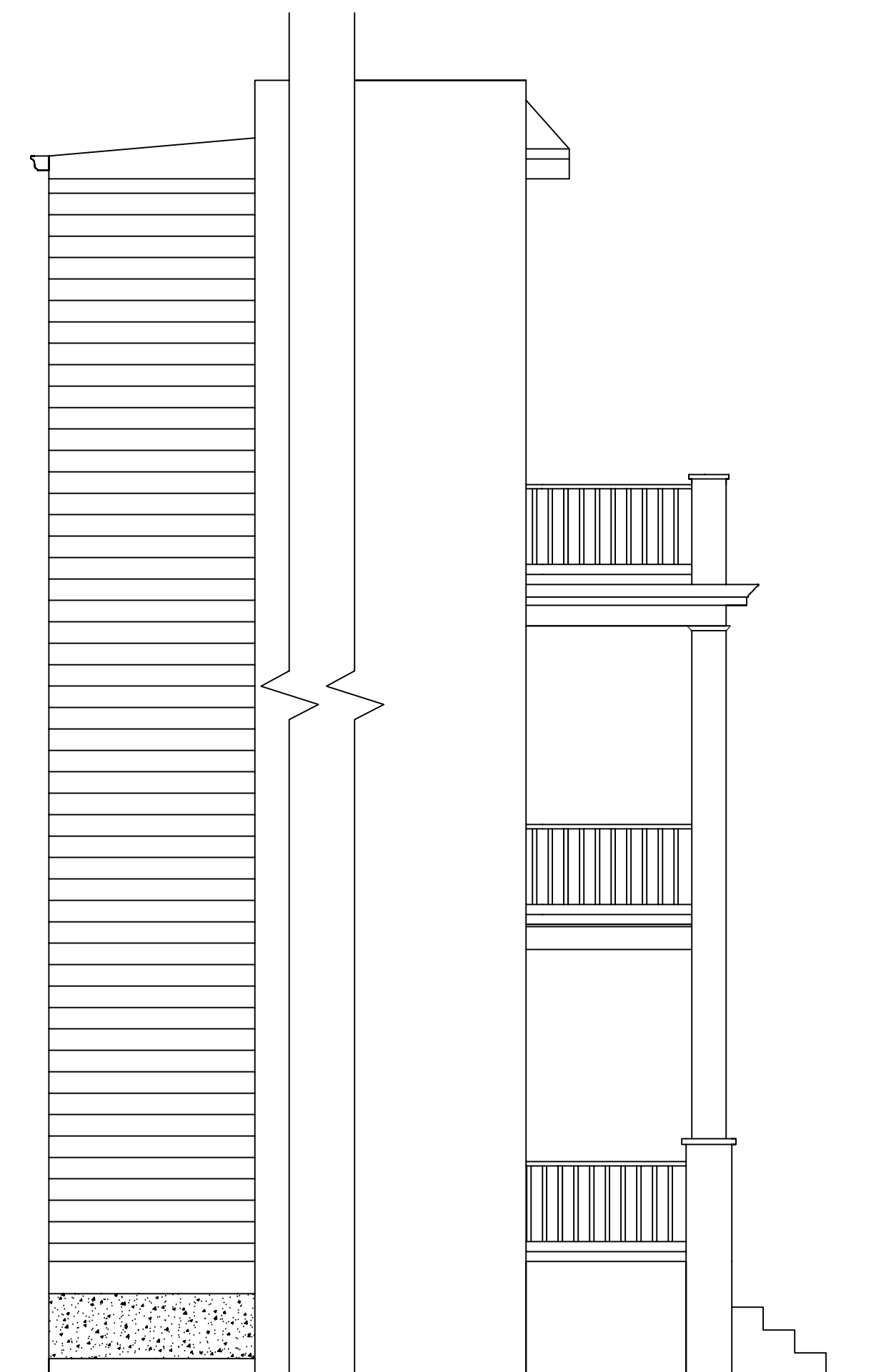
South Elevation, Existing



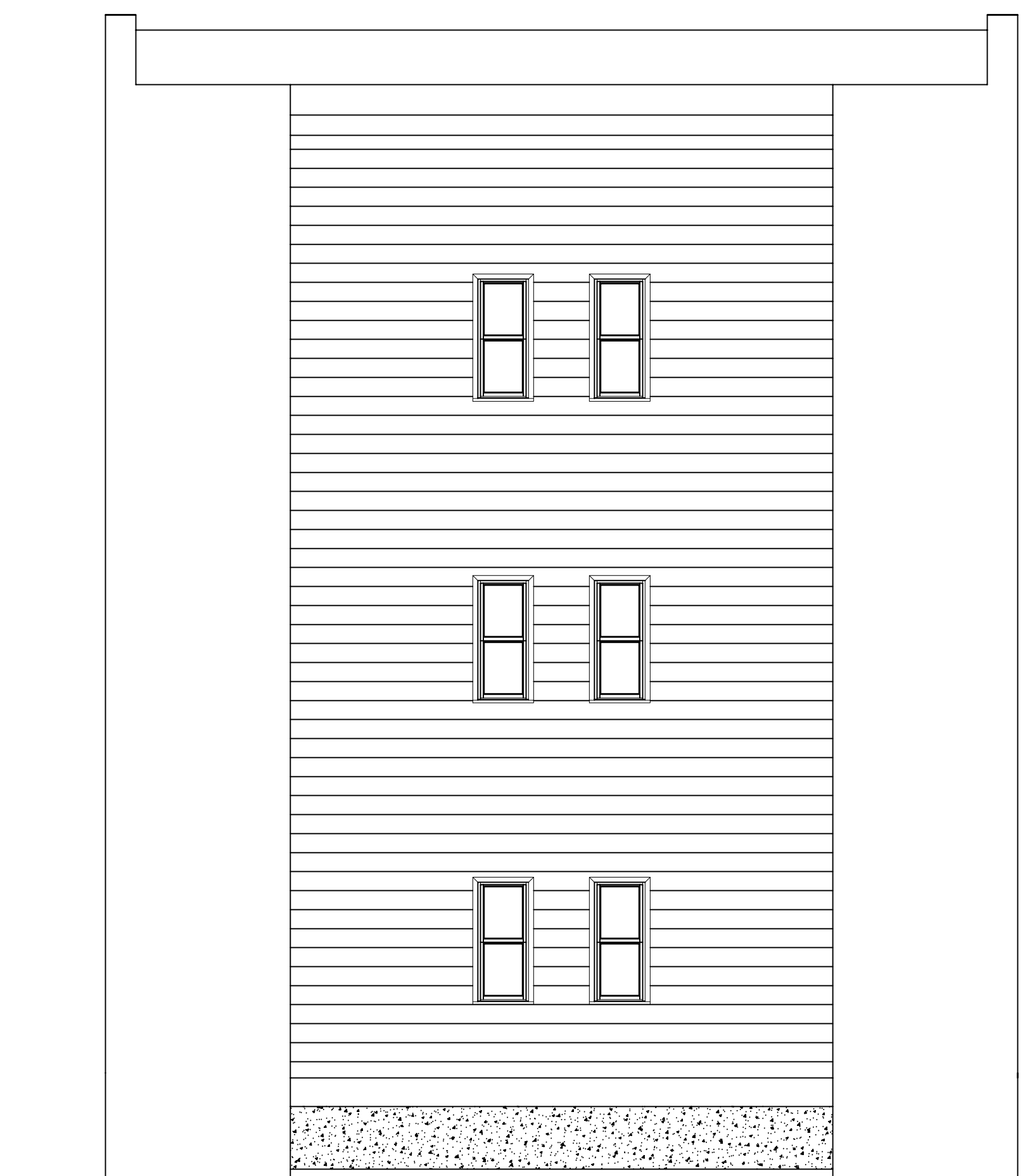
North Elevation, Proposed



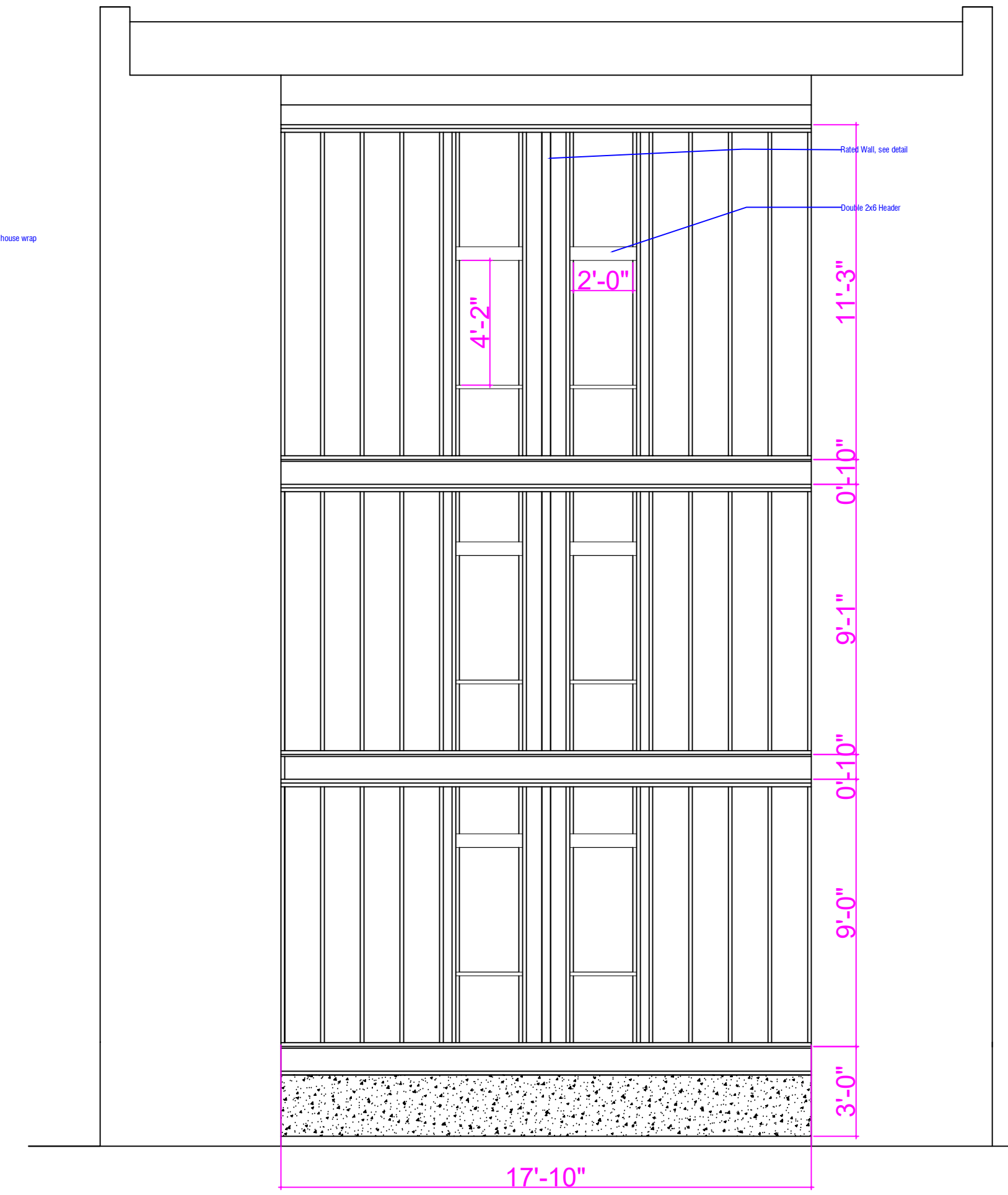
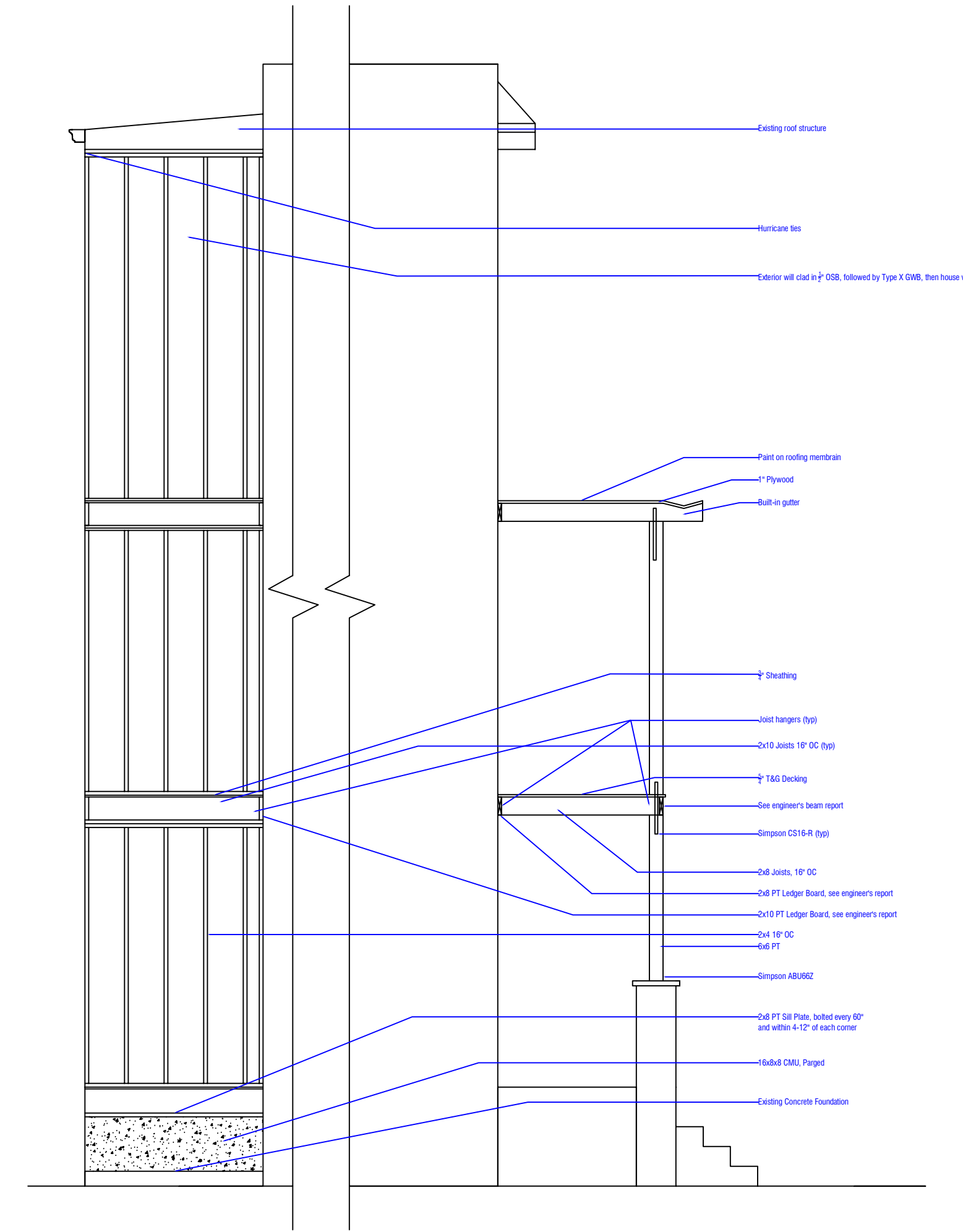
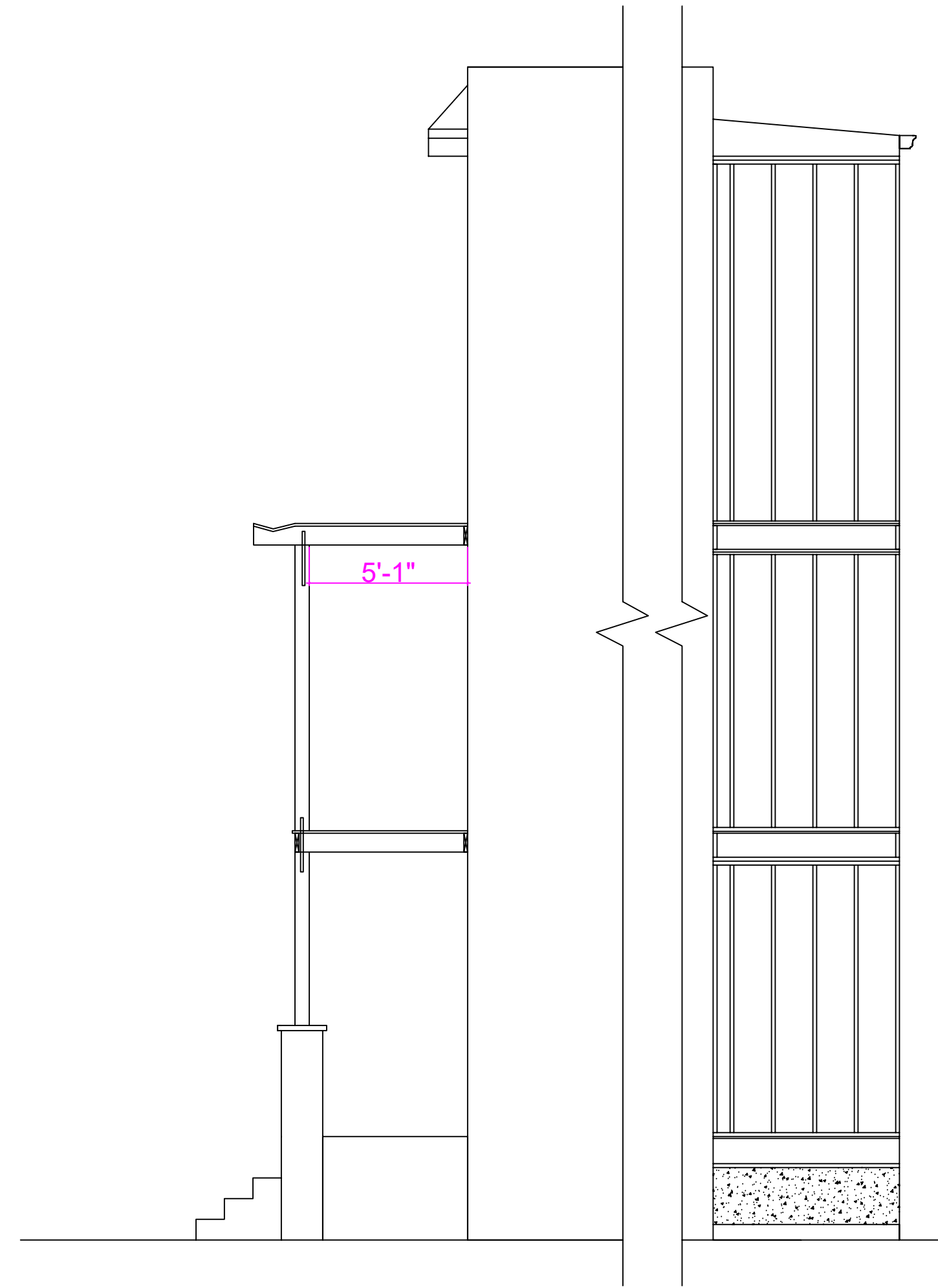
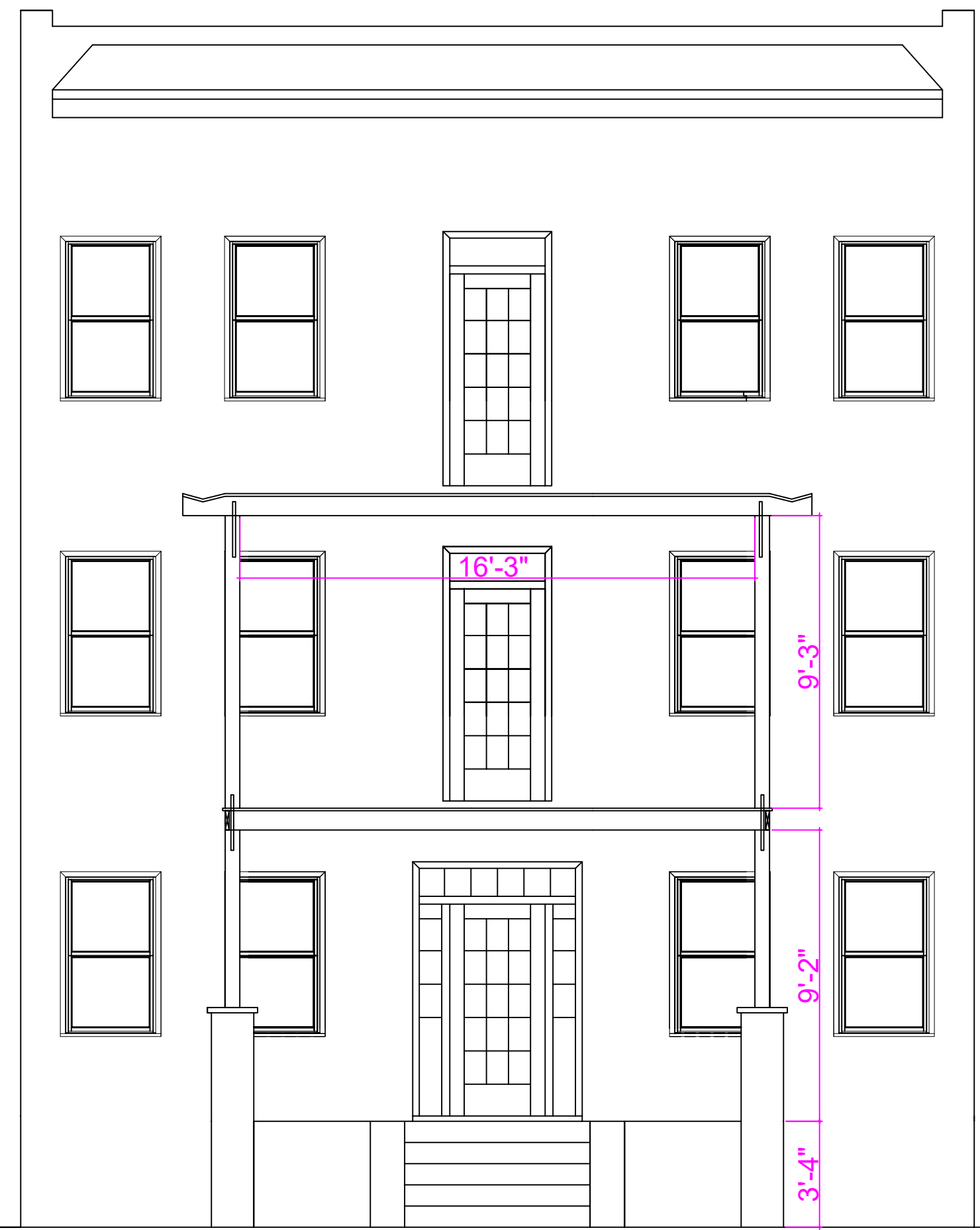
West Elevation, Proposed

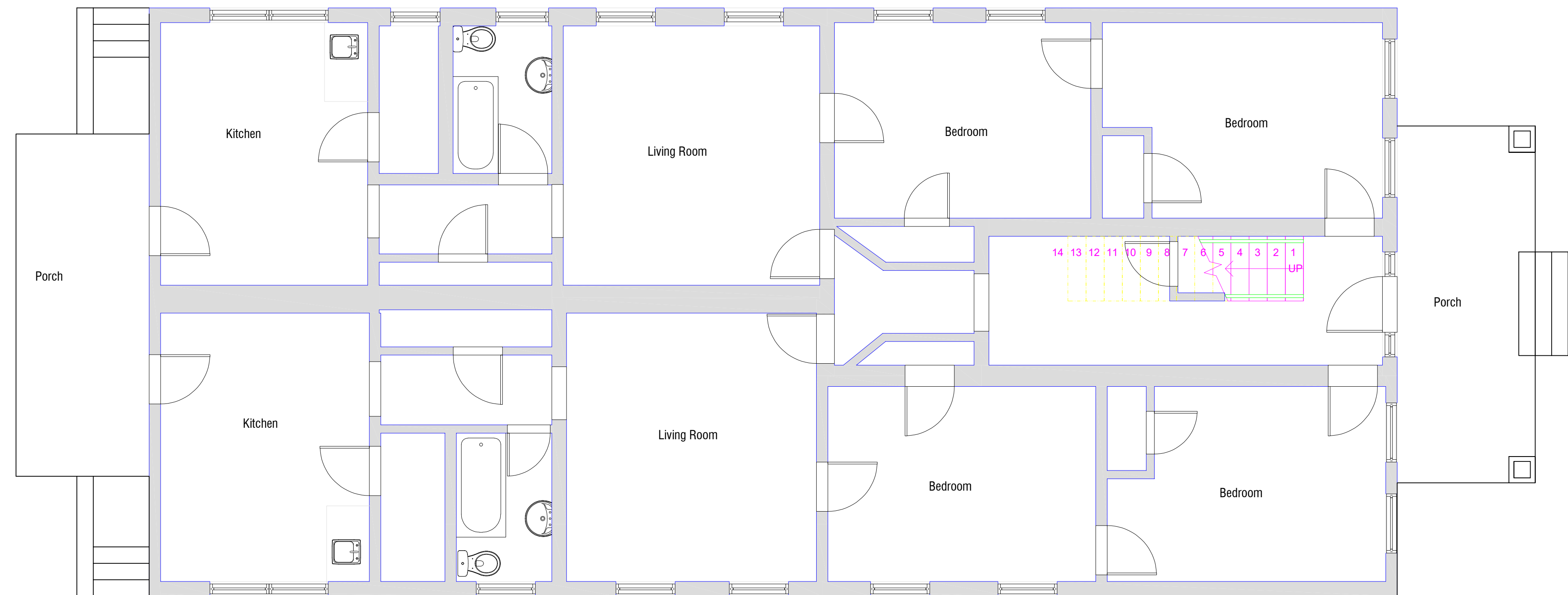


East Elevation, Proposed

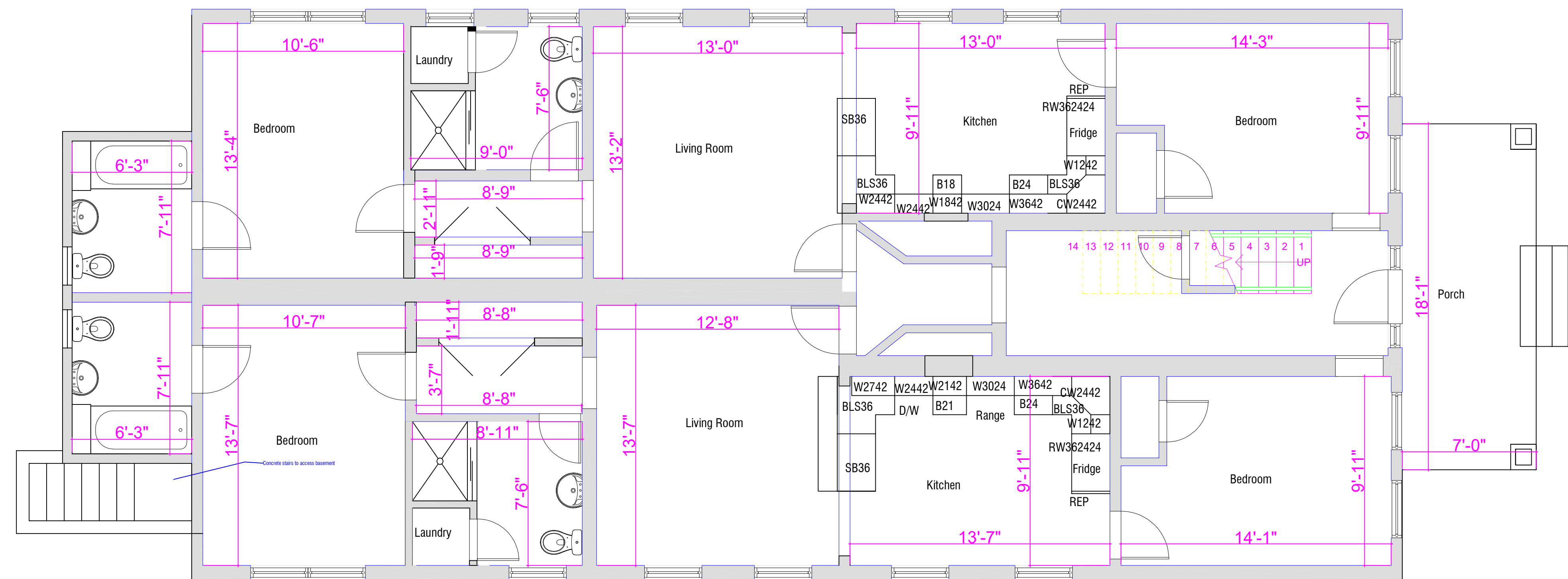


South Elevation, Proposed

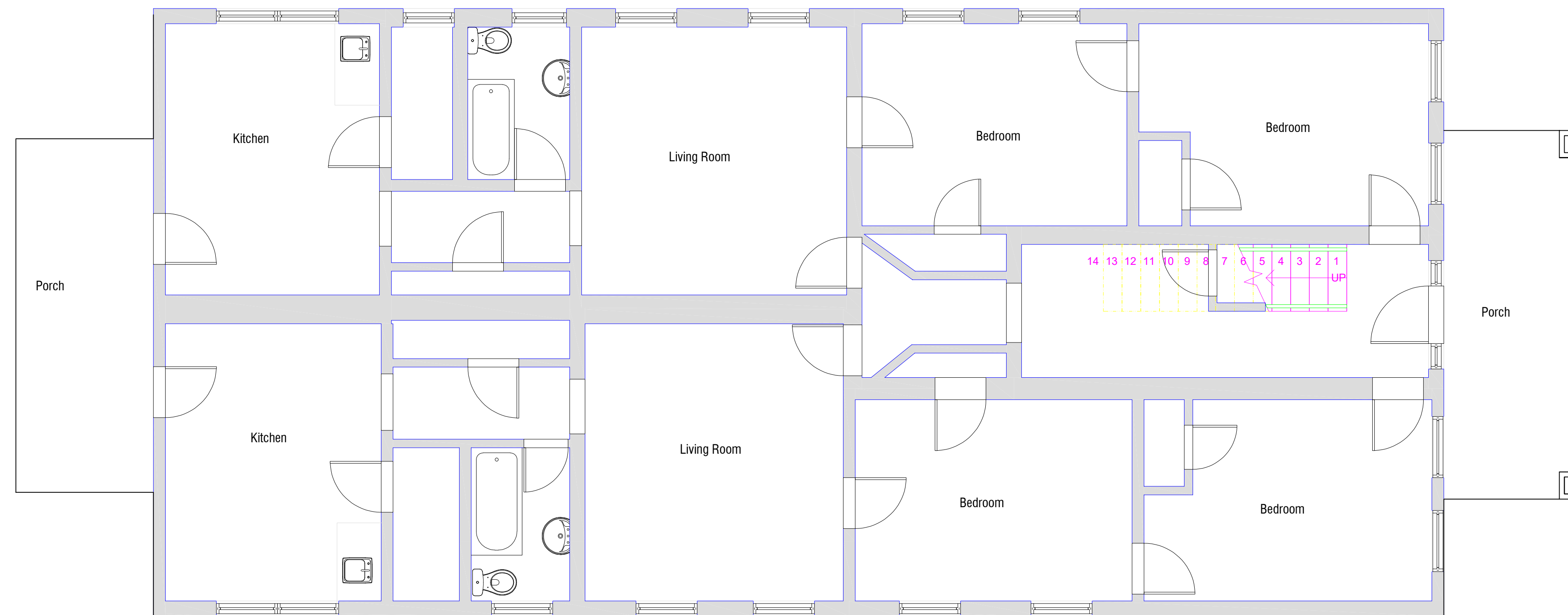




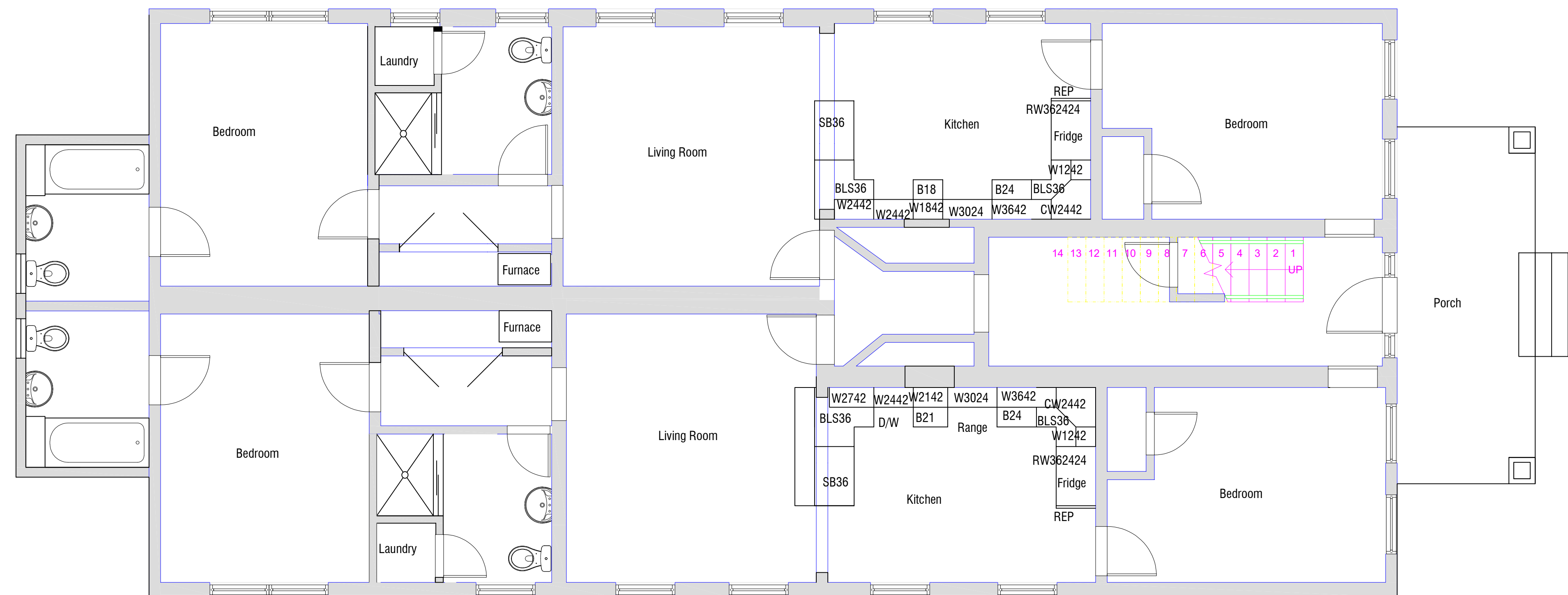
First Floor Existing



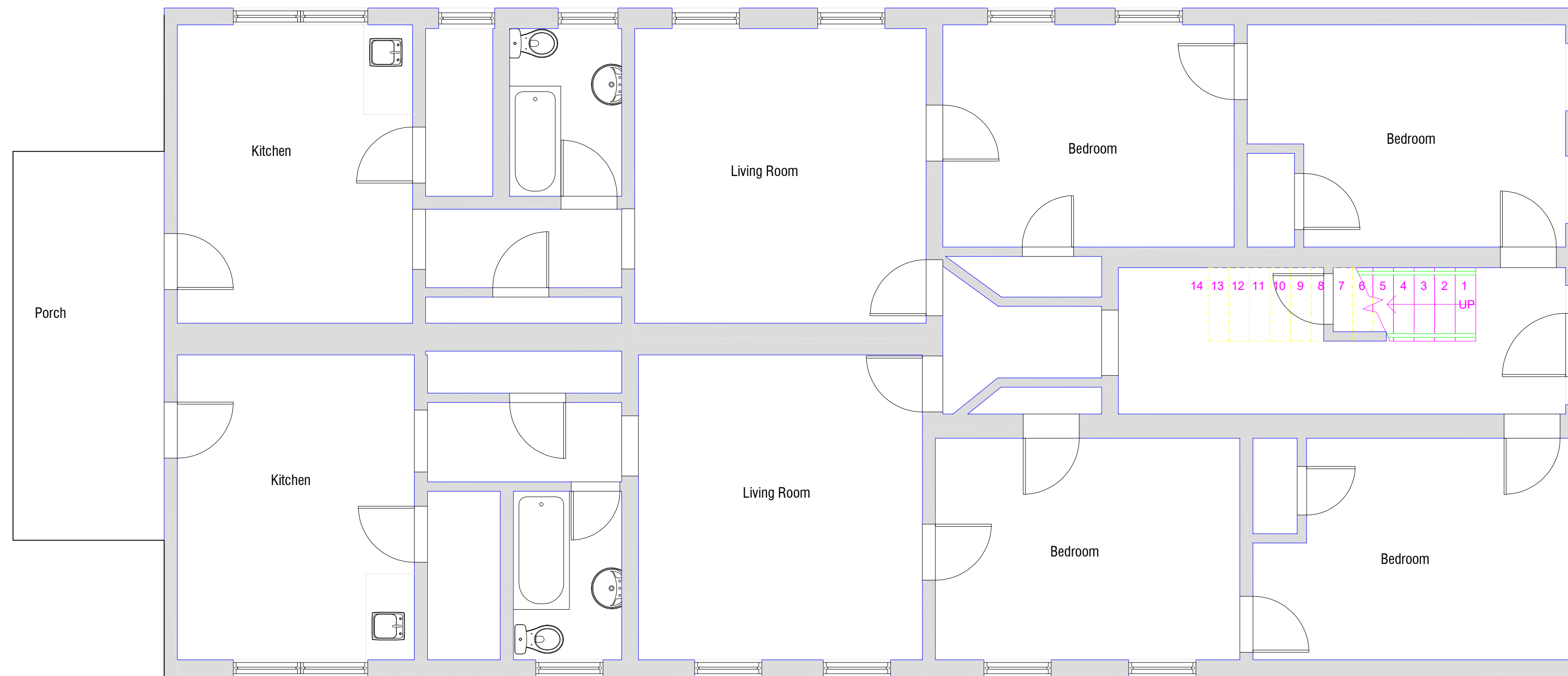
First Floor Proposed



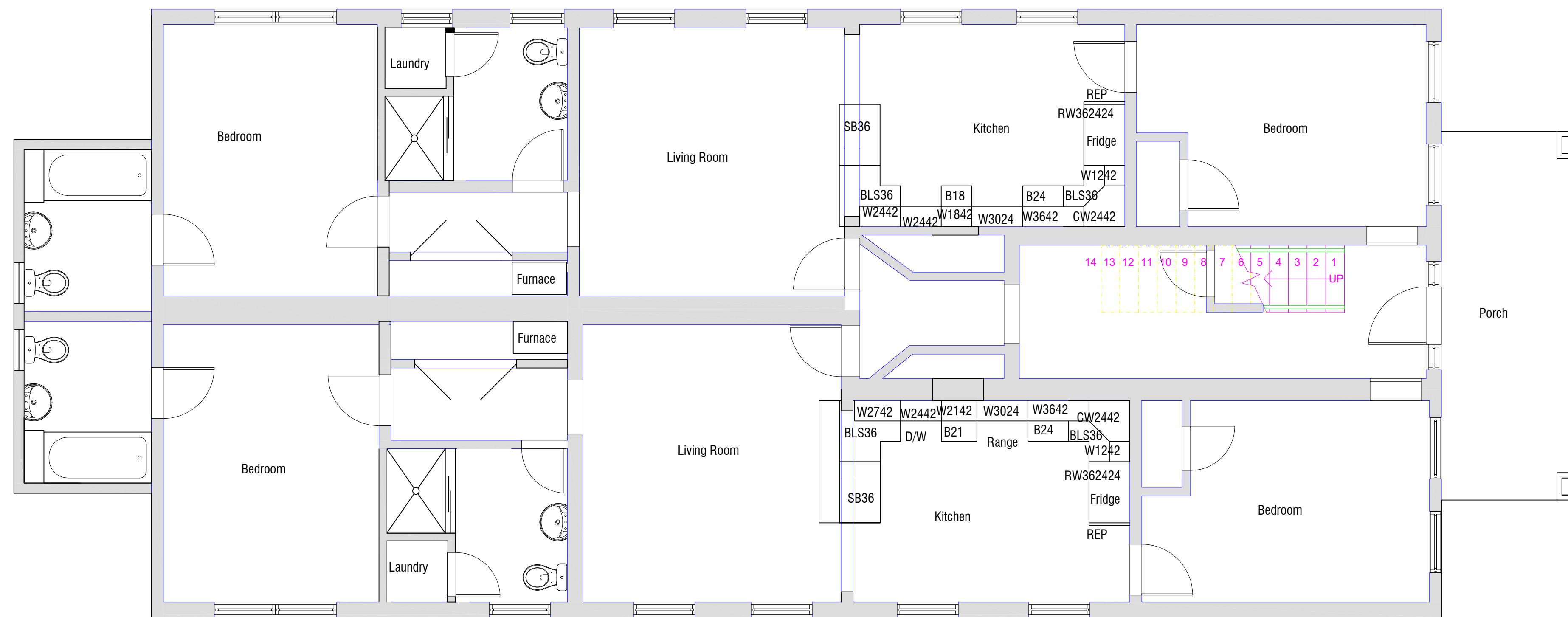
Second Floor Existing



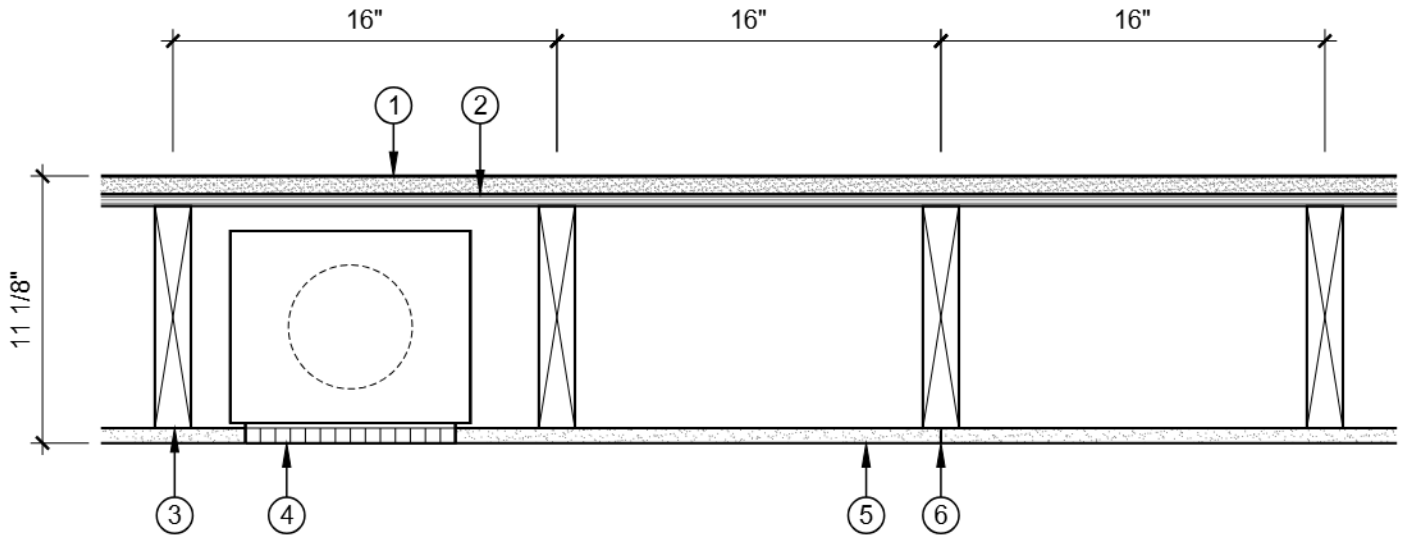
Second Floor Proposed



Third Floor Existing



Third Floor Proposed



1. 3/4" FLOOR TOPPING MIXTURE, 1x4 T&G LUMBER PERPENDICULAR TO JOISTS OR 19/32" WOOD STRUCTURAL PANEL FINISH FLOOR
2. MIN. 1x6 T&G DIAGONAL LUMBER, 15/32" PLYWOOD, OR 7/16" OSB WOOD STRUCTURAL PANEL SUBFLOOR
3. MIN. 2x10" WOOD JOISTS 16" O.C.
4. CEILING DAMPER AND GRILLE (OPTIONAL)
5. 5/8" GOLD BOND FIRE-SHIELD GYPSUM BOARD (FSW-C, FSW-6, eXP-C, FSK, FSK-C, FSLX) APPLIED PERPENDICULAR TO JOISTS WITH 1-7/8" 6d NAILS 6" O.C.
6. JOINT TAPE AND COMPOUND OVER JOINTS AND FASTENER HEADS

DATE: 07/01/2024

UL DESIGN: L501

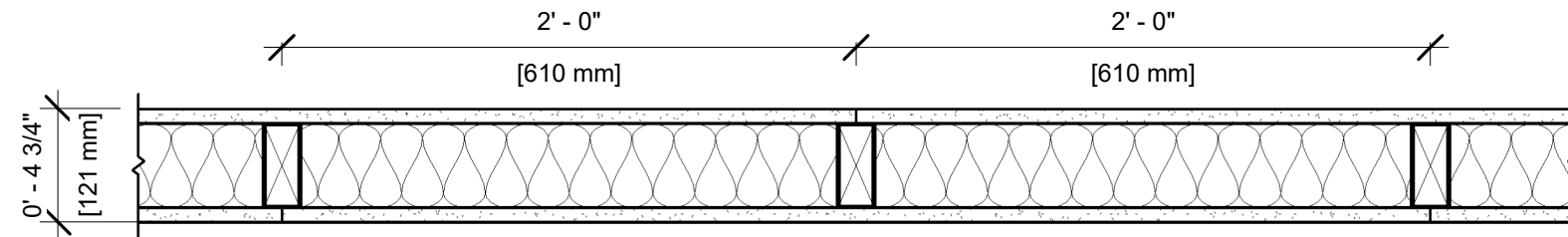
SCALE: 1-1/2"=1'-0"

1 HOUR WOOD JOIST FLOOR-CEILING ASSEMBLY

**National**  
**Gypsum.**

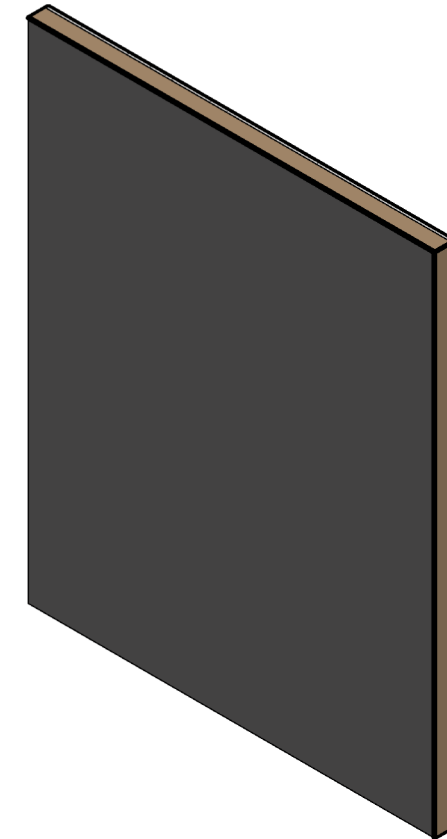
## UL DESIGN NO. U314

FIRE RATING: 1 Hour  
STC: N/A  
SYSTEM THICKNESS: 4 3/4"



### ASSEMBLY OPTIONS:

- GYPSUM BOARD:** ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE SCX™)
- WOOD STUDS:** 2X4 WOOD STUDS, 24" O.C. WITH 3-1/2" KNAUF EcoBatt® INSULATION OPTIONAL
- GYPSUM BOARD:** ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE SCX™)



### NOTES:

STUD AND INSULATION SIZES ARE MINIMUM UNLESS OTHERWISE STATED IN DESIGN.

FOR THE MOST UP-TO-DATE INFORMATION OR ASSEMBLY OPTIONS, REFER TO THE UL FIRE RESISTANCE DIRECTORY.

REFER TO THE UL FIRE RESISTANCE DIRECTORY FOR INFORMATION REGARDING PRODUCT ORIENTATION AND FASTENING REQUIREMENTS.