



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

June 12, 2025

Joseph Sanderson and Mary Katherine Hamilton
1306 Claremont Avenue
Richmond, VA 23227

Baker Development Resources
530 East Main Street, Suite 600
Richmond, VA 23219
Attn: Alessandro Ragazzi

To Whom It May Concern:

RE: BZA 26-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, July 2, 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 permits to construct two new single-family (detached) dwellings at 1407 AVONDALE AVENUE (Tax Parcel Number N000-1821/012), 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 **879 372 530#**. 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 July 2, 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 26-2025
Page 2
June 12, 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 each word 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.

Allen Rita M
1407 Martinez Dr
Lady Lake, FL 32159

Bell Jane S And Boyd M
1402 Avondale Ave
Richmond, VA 23227

Boron Joshua & Blundo Gianna
1404 W Laburnum Ave
Richmond, VA 23227

Bowring Timothy B & Sally L
1405 Avondale Ave
Richmond, VA 23227

Cobb Fred L
1401 Avondale Avenue
Richmond, VA 23227

Dooley Michael And Laura
1400 Avondale Ave
Richmond, VA 23227

Glick Matthew P
1410 Avondale Ave
Richmond, VA 23227

Good Life Property Group Llc
3540 Pump Rd #1011
Henrico, VA 23233

Hall Vernon And Hitchcock Jennifer
1413 Avondale Ave
Richmond, VA 23227

Johnson Josiah Barrett And Jennifer
Ashley
1402 W Laburnum Ave
Richmond, VA 23227

Kambourian Haig B Iii
1415 Avondale Ave
Richmond, VA 23227

Katz Meredith A
1404 Avondale Ave
Richmond, VA 23227

Kilday Catherine F
1412 W Laburnum Ave
Richmond, VA 23227

Klebert Kathleen G And Elaine Olay
1408 W Laburnum Ave
Richmond, VA 23227

Obrien Kirk P
1411 Avondale Ave
Richmond, VA 23227

Radday Michael And Sherri L
1414 Avondale Ave
Richmond, VA 23227

Scarpino Mark
1403 Avondale Ave
Richmond, VA 23227

Sharp David M
1406 Avondale Ave
Richmond, VA 23227

Shivelight Margaret M And Grant P Co
Trustees Trust
1400 W Laburnum Ave
Richmond, VA 23227

Tate Capital Investments Llc
704 Sawdust Dr
Manakin Sabot, VA 23103

Vose Kevin A And Bessenger Suzanne M
1408 Avondale Avenue
Richmond, VA 23227

Wampler Shane And Christin
1410 W Laburnum Ave
Richmond, VA 23227

Property: 1407 Avondale Ave **Parcel ID:** N0001821012

Parcel

Street Address: 1407 Avondale Ave Richmond, VA 23227-
Owner: SANDERSON JOSEPH AND MARY KATHERINE HAMILTON
Mailing Address: 1306 CLAREMONT AVE, RICHMOND, VA 23227
Subdivision Name : BROOKDALE
Parent Parcel ID:
Assessment Area: 206 - Bellevue South
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2025
Land Value: \$120,000
Improvement Value:
Total Value: \$120,000
Area Tax: \$0
Special Assessment District:

Land Description

Parcel Square Feet: 6600
Acreage: 0.1515
Property Description 1: BROOKDALE L7-8 BU; 0050.00X0132.00 0000.000
State Plane Coords(?): X= 11785289.000026 Y= 3738237.214087
Latitude: 37.58502580 , **Longitude:** -77.456474

Description

Land Type: Residential Lot A
Topology:
Front Size: 50
Rear Size: 132
Parcel Square Feet: 6600
Acreage: 0.1515
Property Description 1: BROOKDALE L7-8 BU; 0050.00X0132.00 0000.000
Subdivision Name : BROOKDALE
State Plane Coords(?): X= 11785289.000026 Y= 3738237.214087
Latitude: 37.58502580 , **Longitude:** -77.456474

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$120,000	\$0	\$120,000	Not Available
2024	\$105,000	\$0	\$105,000	Reassessment
2023	\$95,000	\$0	\$95,000	Reassessment
2022	\$70,000	\$0	\$70,000	Reassessment
2021	\$65,000	\$0	\$65,000	Reassessment
2020	\$60,000	\$0	\$60,000	Reassessment
2019	\$60,000	\$0	\$60,000	Reassessment
2018	\$60,000	\$0	\$60,000	Reassessment
2017	\$55,000	\$0	\$55,000	Reassessment
2016	\$50,000	\$0	\$50,000	Reassessment
2015	\$45,000	\$0	\$45,000	Reassessment
2014	\$45,000	\$0	\$45,000	Reassessment
2013	\$45,000	\$0	\$45,000	Reassessment
2012	\$45,000	\$0	\$45,000	Reassessment
2011	\$45,000	\$0	\$45,000	CarryOver
2010	\$45,000	\$0	\$45,000	Reassessment
2009	\$44,500	\$0	\$44,500	Reassessment
2008	\$44,500	\$0	\$44,500	Reassessment
2007	\$42,000	\$0	\$42,000	Reassessment
2006	\$33,000	\$0	\$33,000	Reassessment
2005	\$22,000	\$0	\$22,000	Reassessment
2004	\$19,600	\$0	\$19,600	Reassessment
2003	\$19,600	\$0	\$19,600	Reassessment
2002	\$17,700	\$0	\$17,700	Reassessment
2001	\$15,400	\$0	\$15,400	Correction
2000	\$14,000	\$0	\$14,000	Reassessment
1998	\$14,000	\$0	\$14,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
04/22/2024	\$210,000	Not Available	ID2024-6111	
03/28/2024	\$380,000	Not Available	ID2024-4773	
09/21/1983	\$0	Not Available	00818-1319	
09/07/1983	\$6,600	Not Available	000817-01688	
04/30/1976	\$0	Not Available	000705-01866	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: North
Traffic Zone: 1003
City Neighborhood Code: BLVU
City Neighborhood Name: Bellevue
Civic Code: 0040
Civic Association Name: Bellevue Civic Association
Subdivision Name: BROOKDALE
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	5029	0104005	010400
1990	503	0104005	010400

Schools

Elementary School: Linwood Holton
Middle School: Henderson
High School: Marshall

Public Safety

Police Precinct: 4
Police Sector: 412
Fire District: 16
Dispatch Zone: 076A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Monday
Bulk Collection: TBD

Government Districts

Council District: 3
Council District for 2025 (Current Election): 3
Voter Precinct: 307
State House District: 78
State Senate District: 14
Congressional District: 4

Property Images

Name:N0001821012 Desc:



[Click here for Larger Image](#)

Sketch Images

Name: Desc:

Image Not Available

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 Joseph Sanderson and Mary PHONE: (Home) () (Mobile) ()
OWNER: Katherine Hamilton FAX: () (Work) ()
(Name/Address) 1306 Claremont Ave, Richmond VA, 23227 E-mail Address: _____

OWNER'S REPRESENTATIVE:

(Name/Address) Baker Development Resources PHONE: (Home) () (Mobile) (804) 874-6275
Alessandro Ragazzi FAX: () (Work) ()
530 East Main Street, Suite 600 E-mail Address: alessandro@bakerdevelopmentresources.com
Richmond, VA 23219

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES): 1407 Avondale Ave

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

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

APPLICATION REQUIRED FOR: A building permit to subdivide the lot and construct two new singles family detached dwellings.

TAX PARCEL NUMBER(S): N000-1821/012 ZONING DISTRICT: R-5 (Single Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. A lot area of 6,000 square feet and a lot width of 50 feet is required; lot areas of 3,300 square feet and lot widths of 25 feet are proposed for each of the newly created lots (1407 & 1407.5).

DATE REQUEST DISAPPROVED: May 16, 2025 FEE WAIVER: YES ☐ NO: ☒

DATE FILED: May 16, 2025 TIME FILED: 10:22 a.m. PREPARED BY: Madison Sobczak RECEIPT NO. BZAR-166825-2024

AS CERTIFIED BY: WCD (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: 05/21/2025

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

CASE NUMBER: BZA 26-2025 HEARING DATE: July 02, 2025 AT 1:00 P.M.

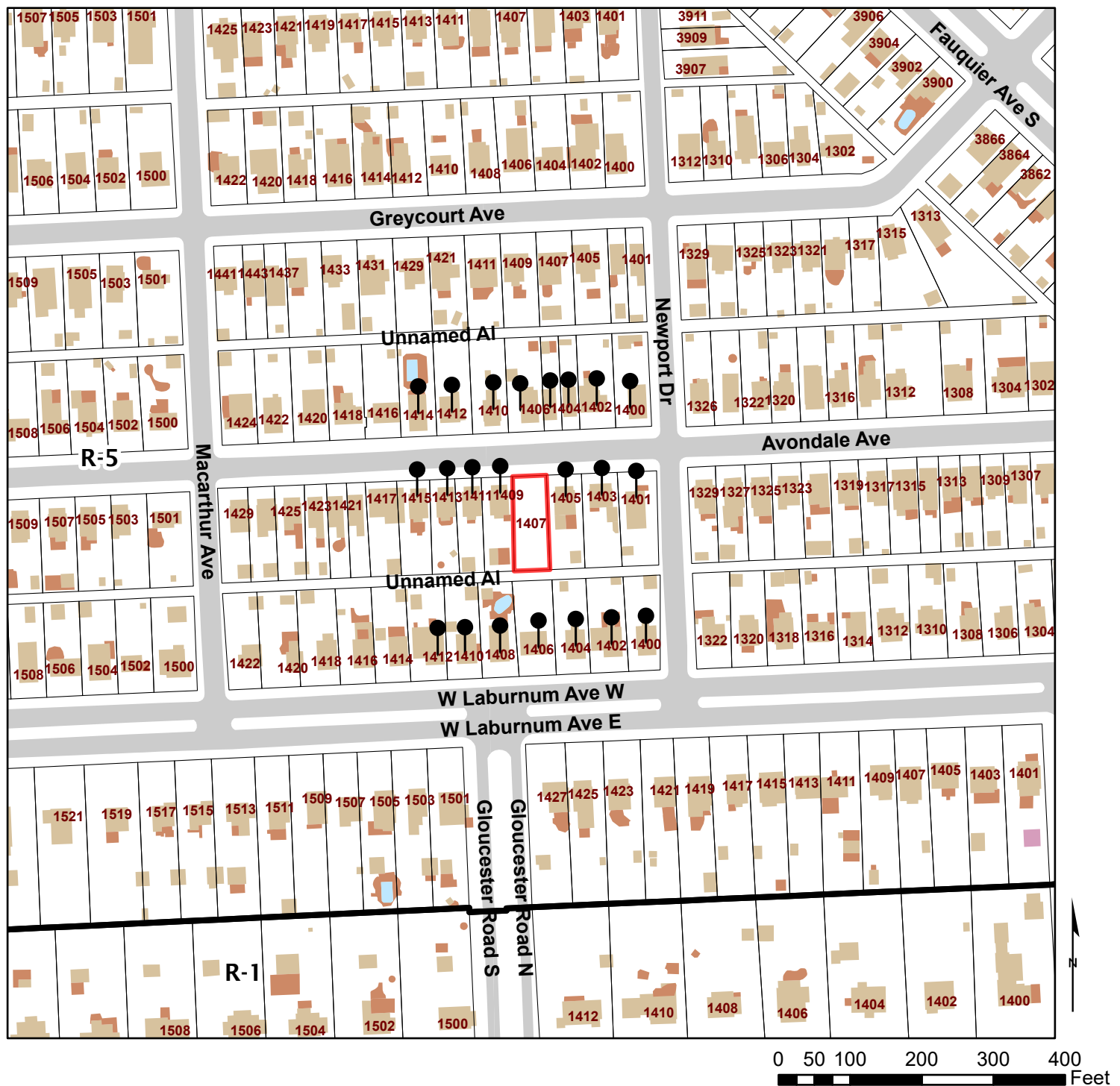
BOARD OF ZONING APPEALS CASE BZA 26-2025
150' Buffer

APPLICANT(S): Joseph Sanderson and Mary Katherine Hamilton

PREMISES: 1407 Avondale Avenue
(Tax Parcel Number N000-1821/012)

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.

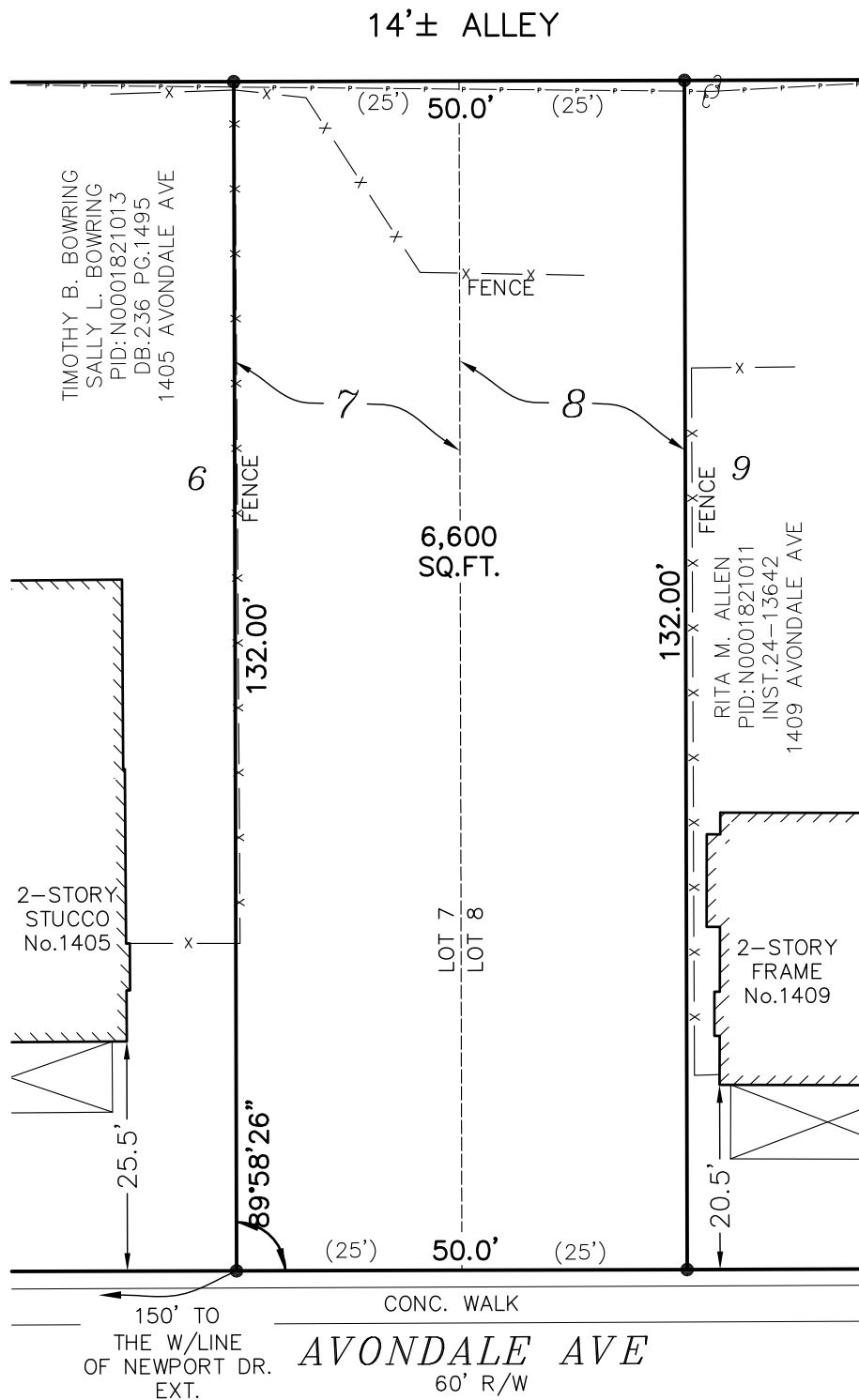
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) 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 is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 5-7-2025 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.



SKETCH SHOWING THE DIVISION
& PROPOSED IMPROVEMENTS
ON LOTS 7 & 8, BLOCK "U",
"BROOKDALE"
IN THE CITY OF RICHMOND, VA.

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

DATE: 5-7-2025
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905
SCALE: 1"=20'
JOB NO. 250416769

OWNER:
 JOSEPH SANDERSON
 MARY KATHERINE HAMILTON
 PID: N0001821012
 INST. 24-6111
 1407 AVONDALE AVE

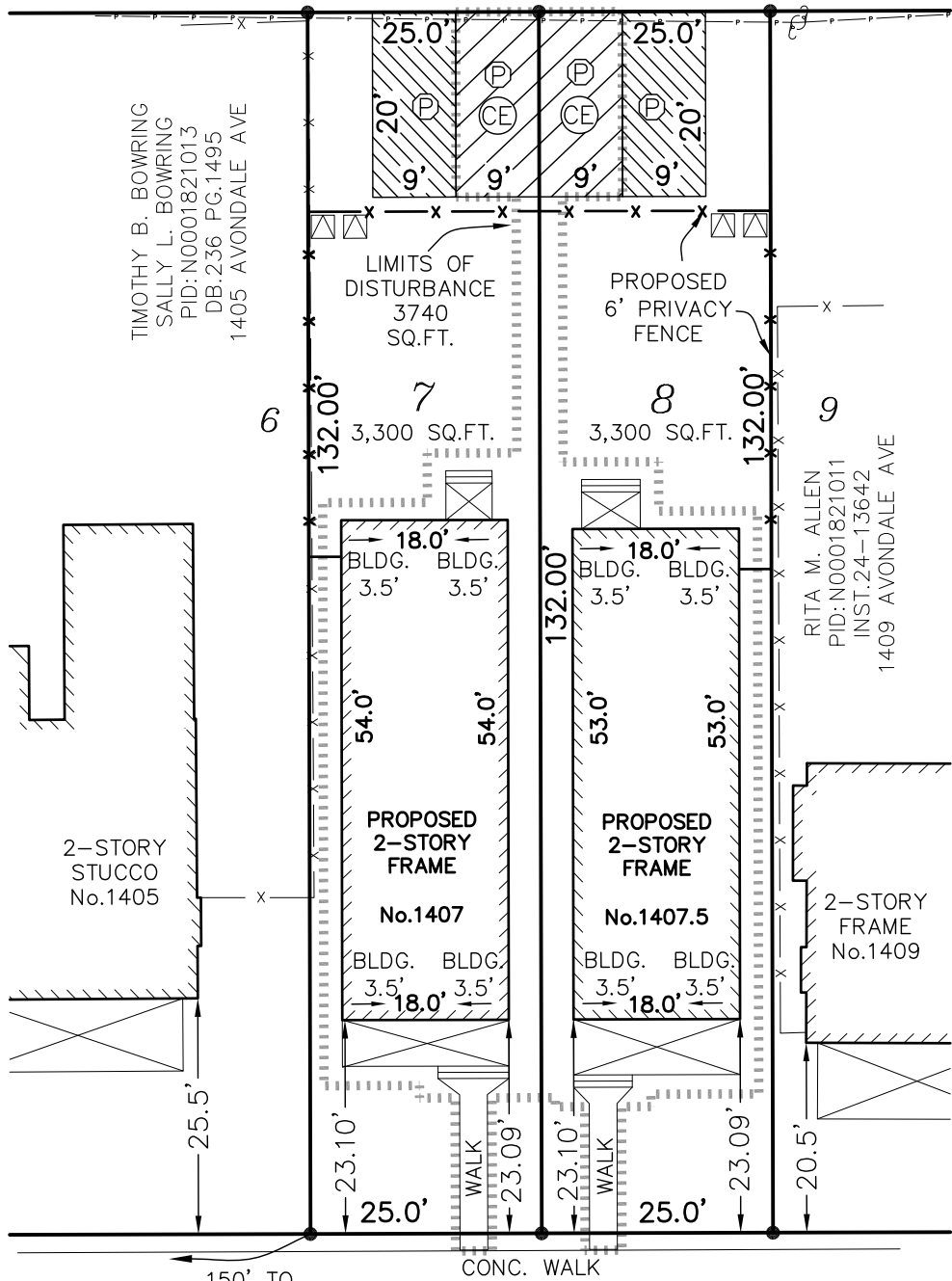
- (CE)
GRAVEL
CONSTRUCTION
ENTRANCE
- (P)
OFF-STREET
PARKING
- ☐☐
SUPER CANS



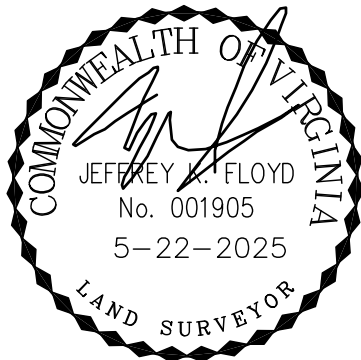
TIMOTHY B. BOWRING
 SALLY L. BOWRING
 PID: N0001821013
 DB. 236 PG. 1495
 1405 AVONDALE AVE

14'± ALLEY

50.0'



RITA M. ALLEN
 PID: N0001821011
 INST. 24-13642
 1409 AVONDALE AVE



Virginia Surveys

P.O. BOX 118
 CHESTERFIELD, VA 23832

(804) 748-9481

COPYRIGHT © VIRGINIA SURVEYS
 All rights reserved.

150' TO
 THE W/LINE
 OF NEWPORT DR.
 EXT.
 AVONDALE AVE
 60' R/W

SKETCH SHOWING THE DIVISION
 & PROPOSED IMPROVEMENTS
 ON LOTS 7 & 8, BLOCK "U",
 "BROOKDALE"

IN THE CITY OF RICHMOND, VA.

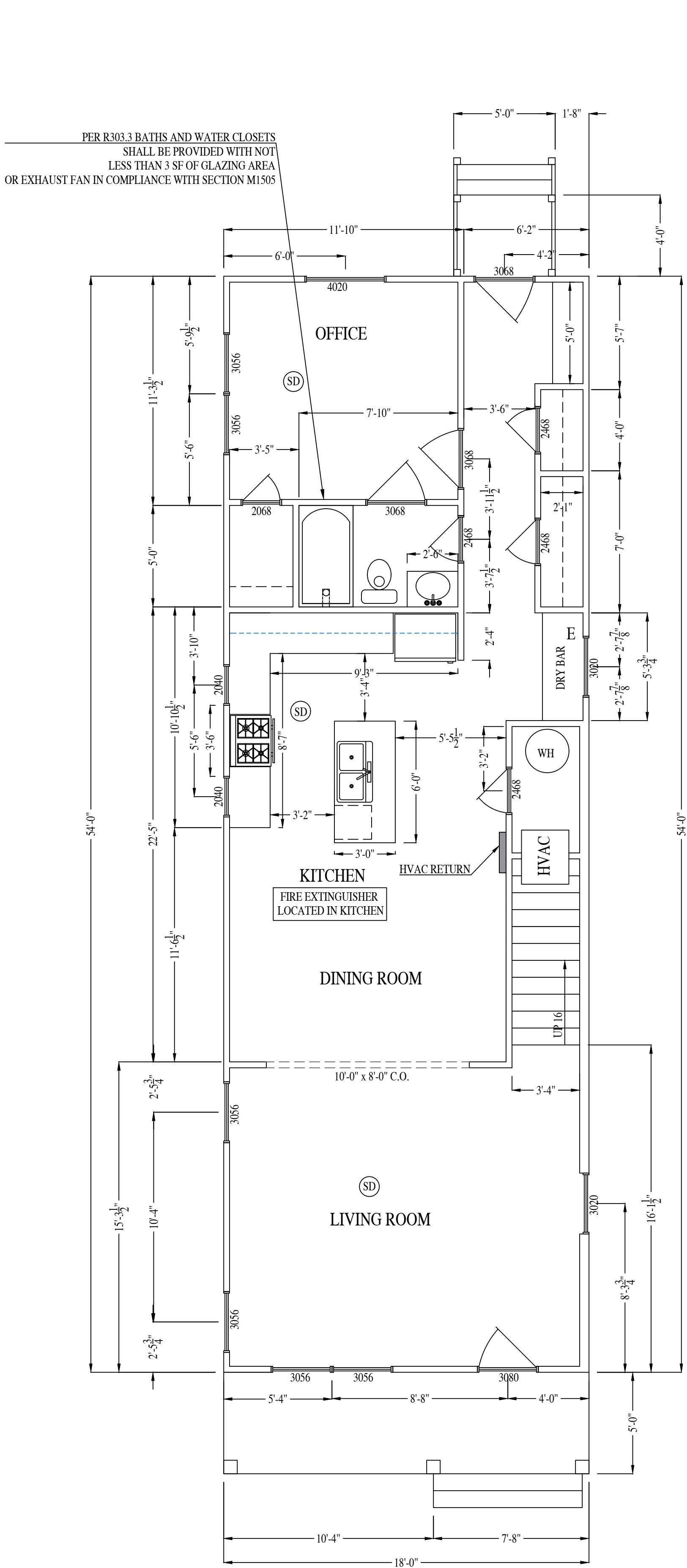
REVISED: 5-22-2025
 DATE: 5-7-2025

CERTIFIED BY JEFFREY K. FLOYD

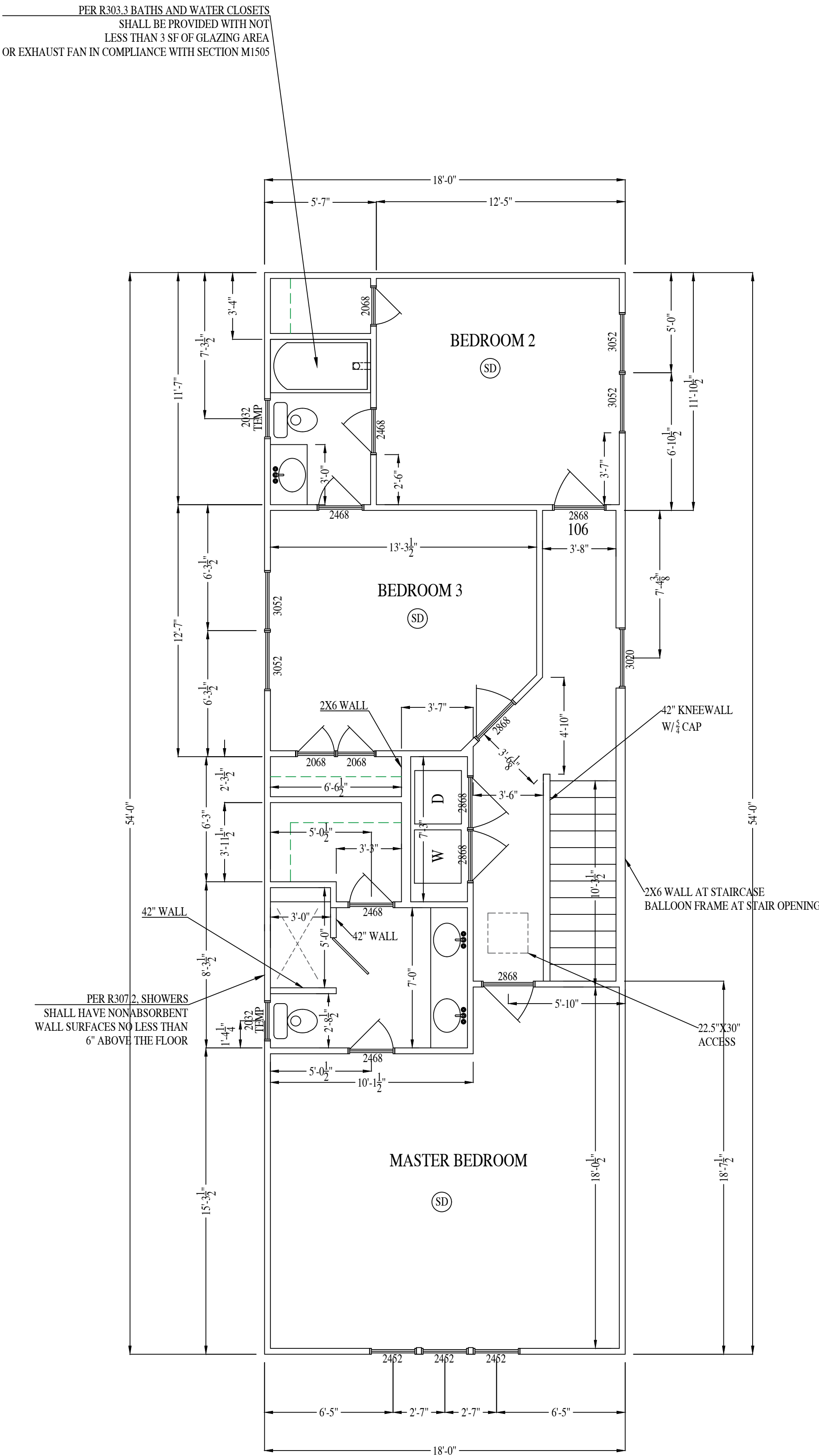
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 250416769



FIRST FLOOR PLAN



SECOND FLOOR PLAN

1ST FLOOR HEATED SQ. FOOTAGE: 972 S.F.
2ND FLOOR HEATED SQ. FOOTAGE: 972 S.F.

1407 AVONDALE AVE

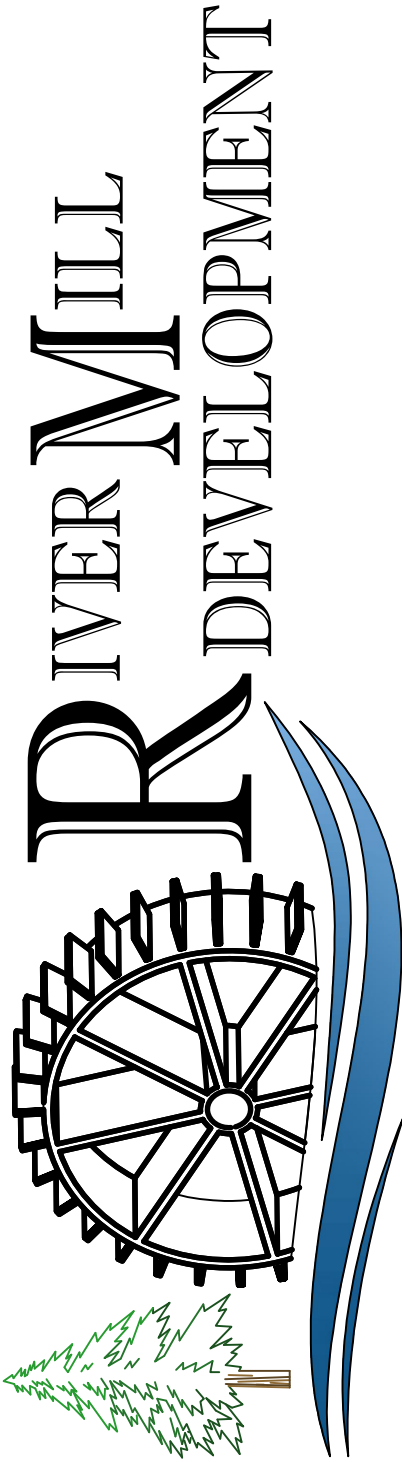
RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

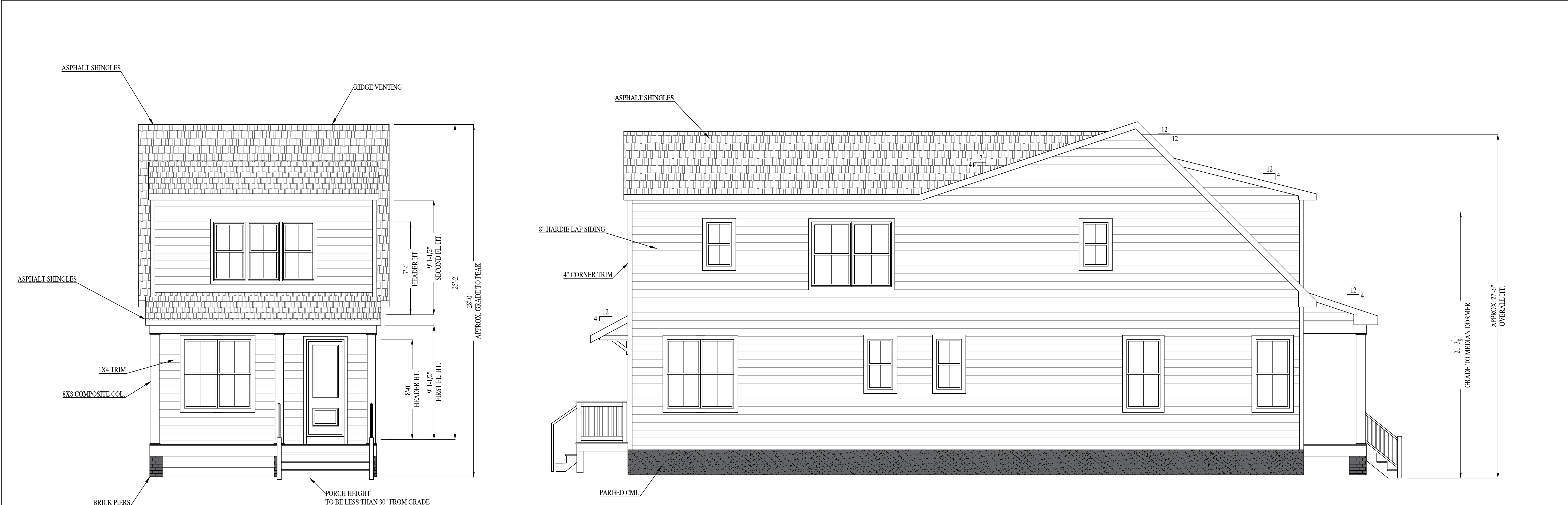
REVISION NOTES	
DATE	START

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

DATE:
1-23-2025

SHEET:
A1.1

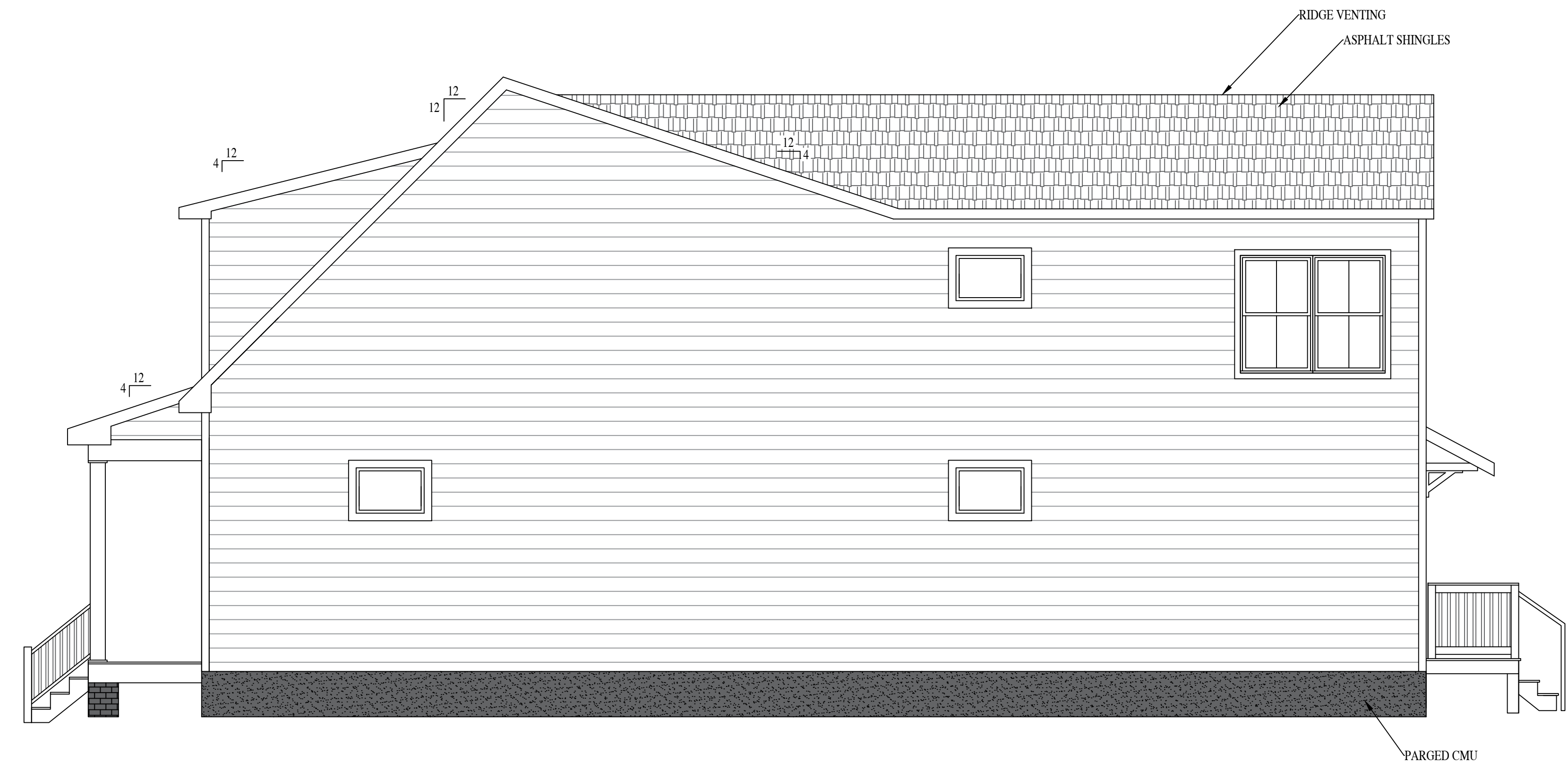




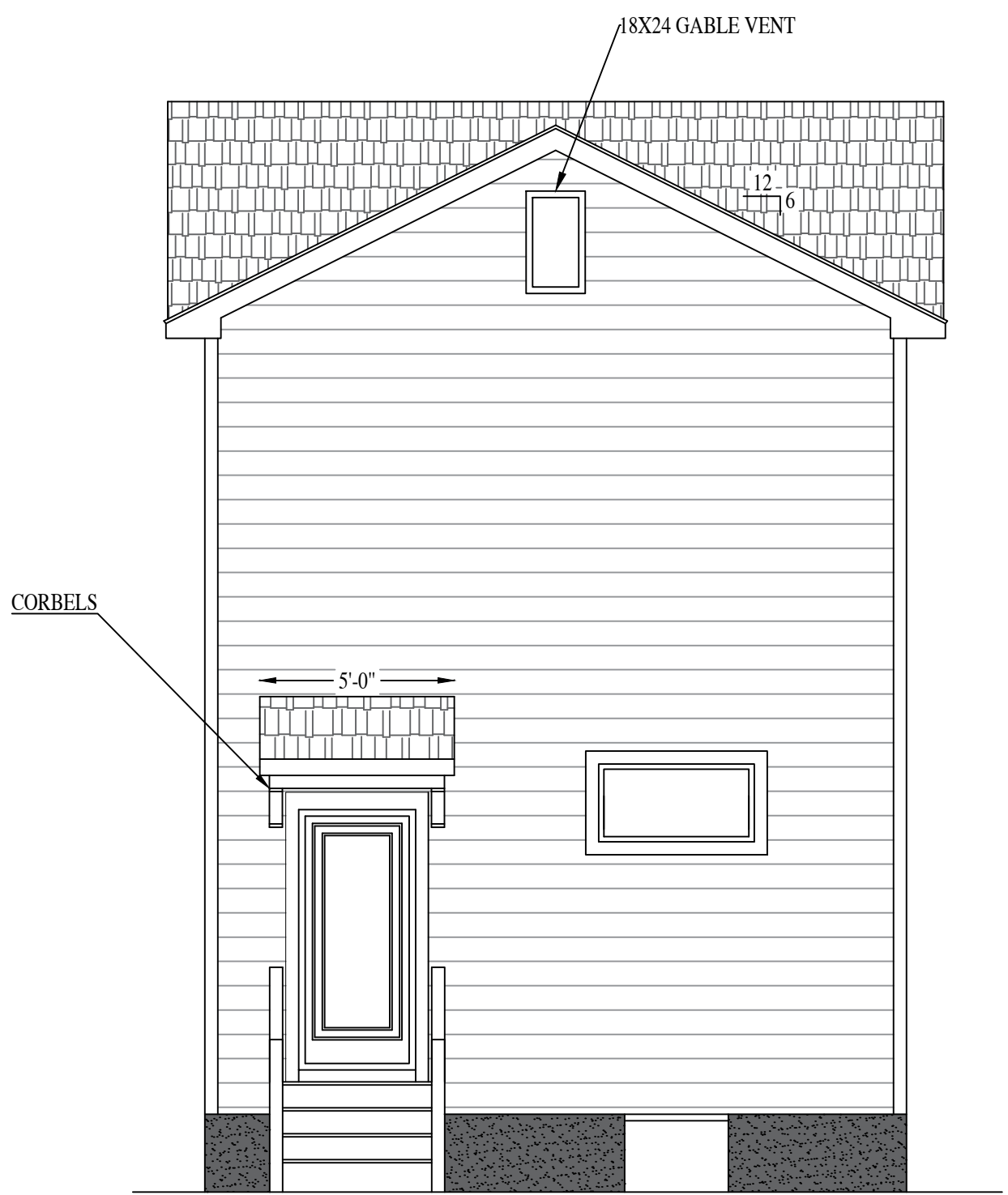
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

1407 AVONDALE AVE

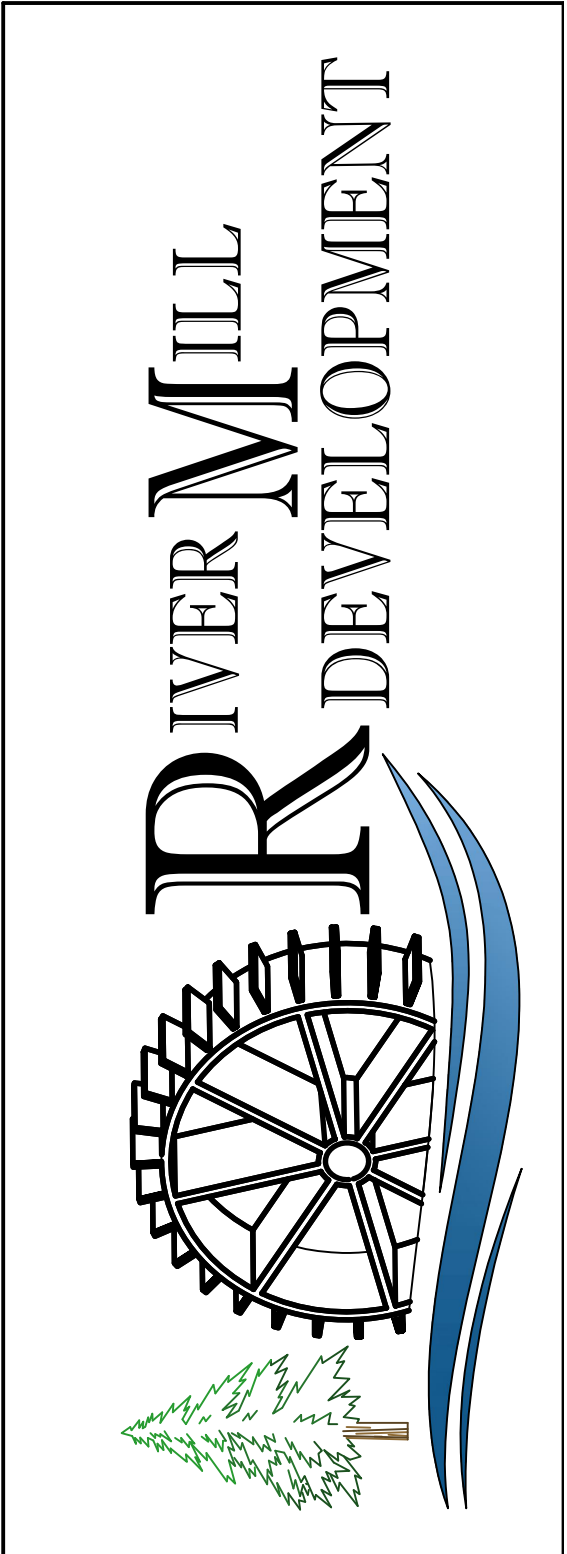
RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES	
DATE	START

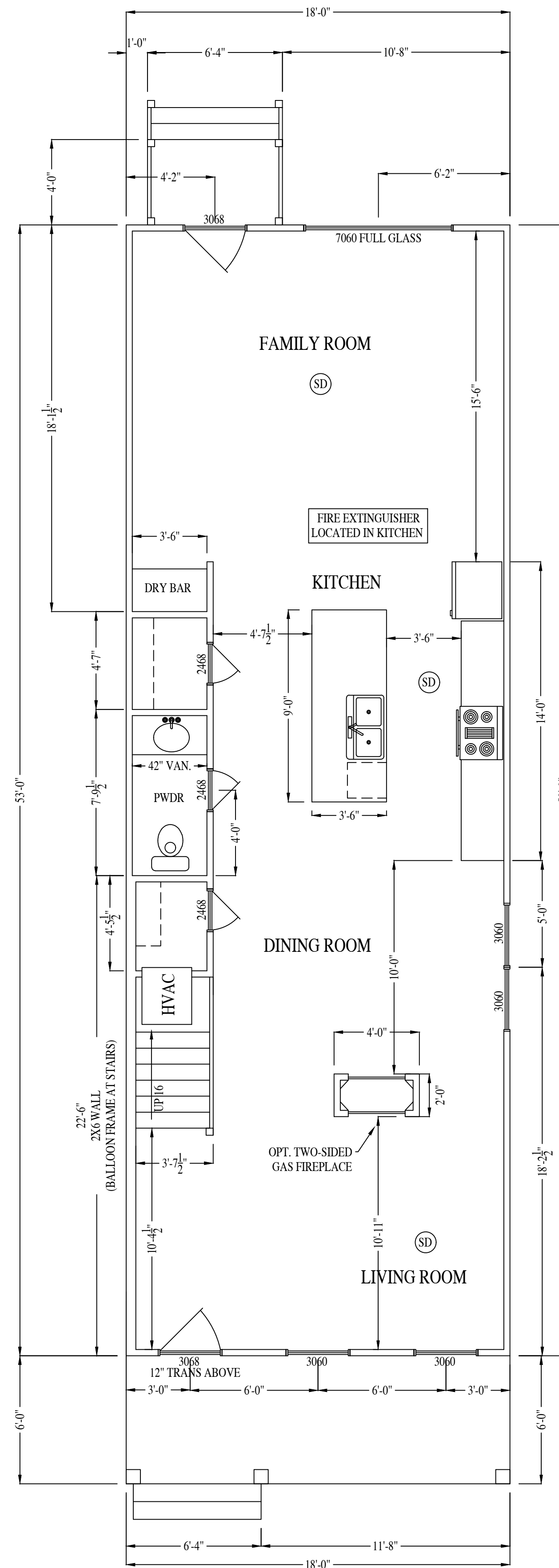
SCALE:
1/4" = 1'-0"

DATE:
1-23-2025

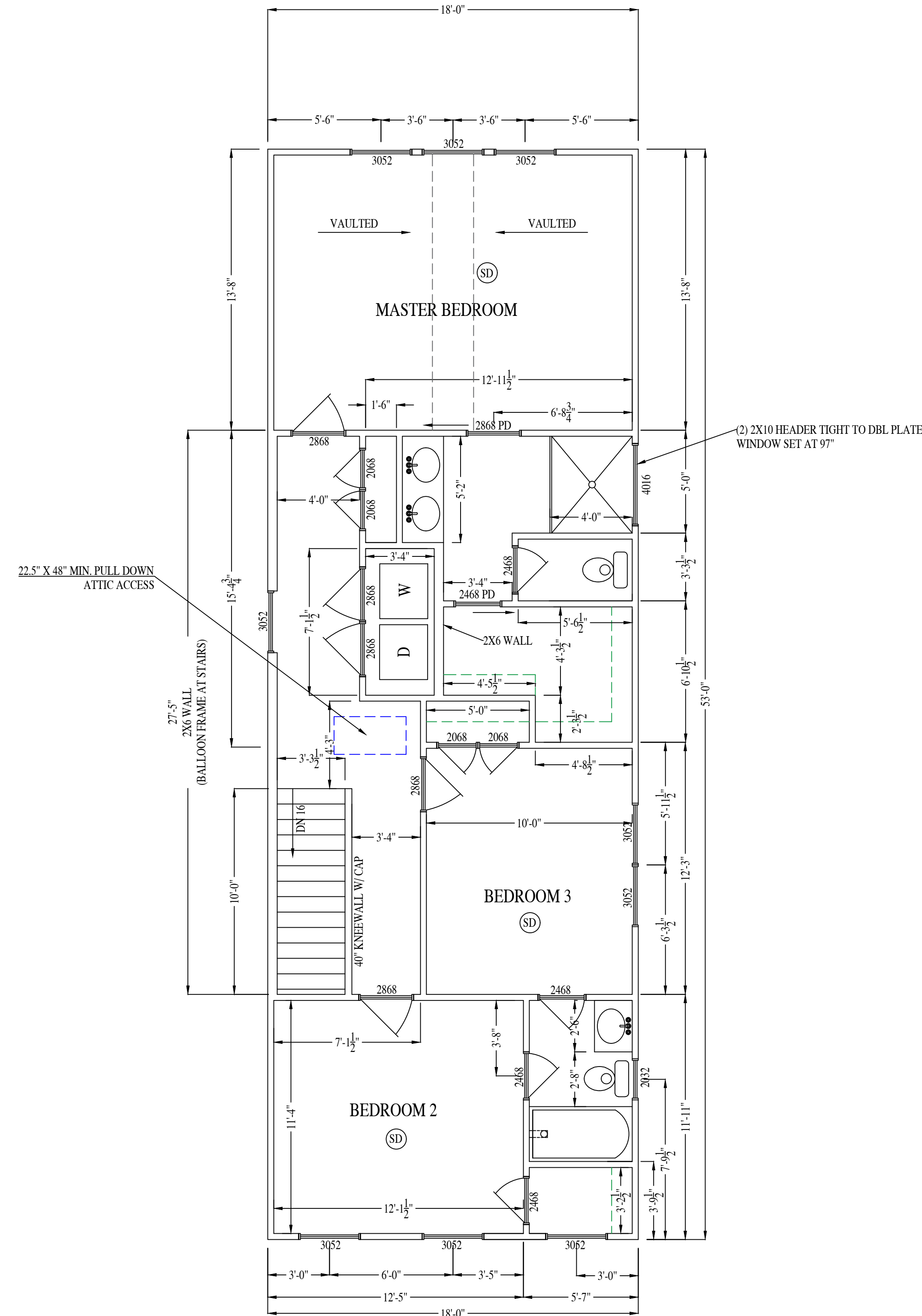
SHEET:
A2.1



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



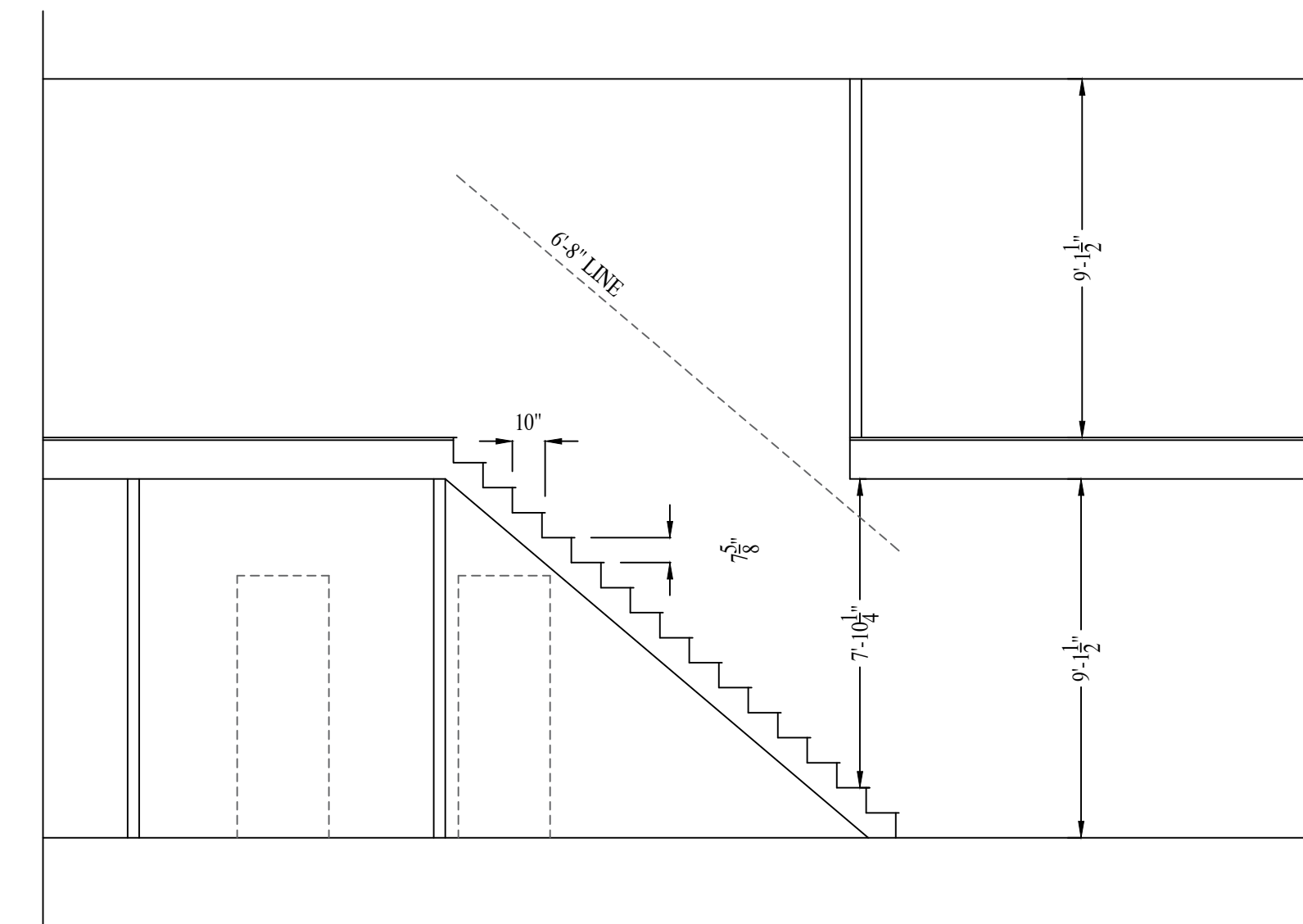
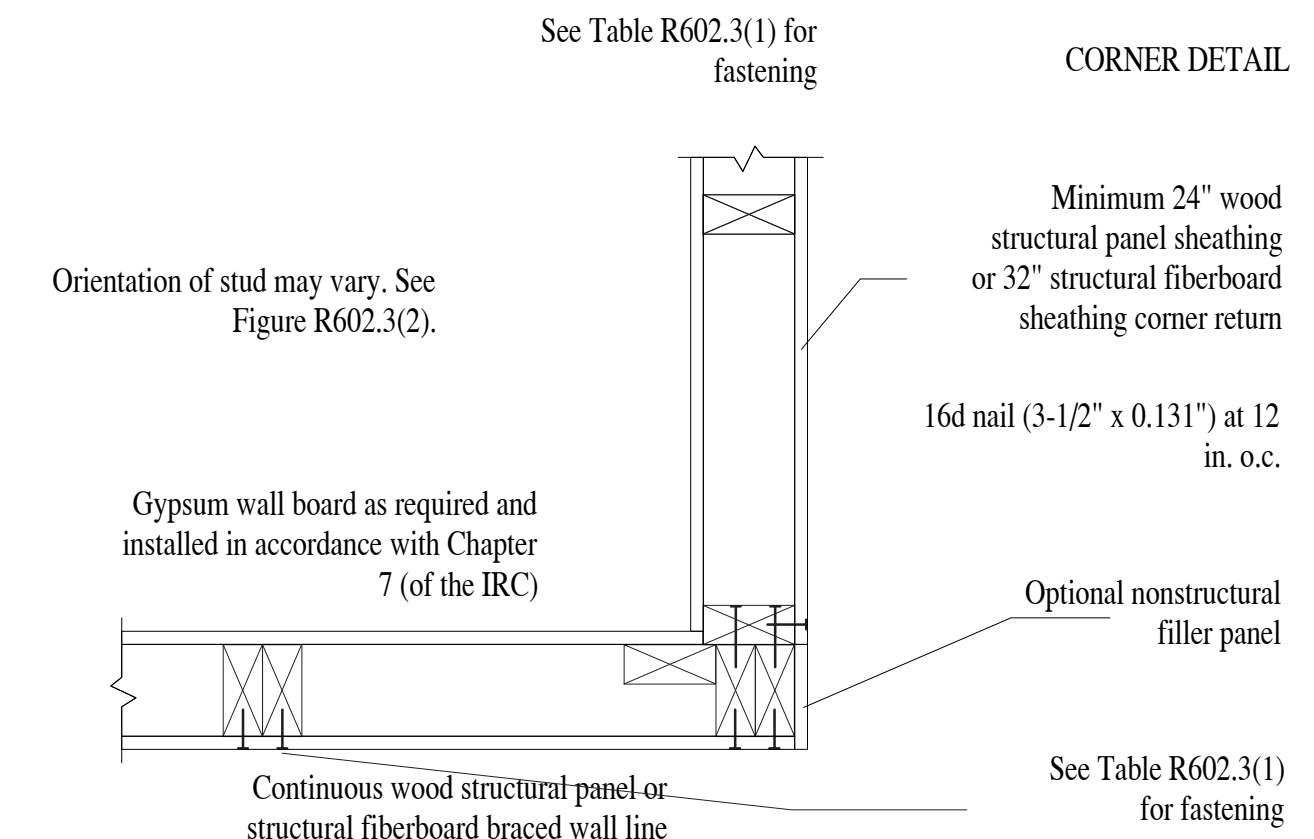
FIRST FLOOR PLAN



SECOND FLOOR PLAN

1ST FLOOR HEATED SQ. FOOTAGE: 954 S.F.

2ND FLOOR HEATED SQ. FOOTAGE: 954 S.F.



1407.5 AVONDALE AVE

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM

PHONE: (434) 774-4535

REVISION NOTES

[illegible]

SCALE:

$$1/4'' = 1'-0''$$

DATE:

1-23-2025

SHEET:

A1.1



