



October 10, 2025

Home Slice Properties LLC 42 Broad Street Road #246 Manakin-Sabot, VA 23103

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

To Whom It May Concern:

RE: BZA 41-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, November 5, 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 permit to construct a new single-family (detached) dwelling at 3108 GROVELAND AVENUE (Tax Parcel Number N000-1054/013), 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 487 311 878#. For video access tablet by computer. smart phone or https://richmondva.legistar.com/Calendar.aspx. Select the Board of Zoning Appeals dropdown and 2025 drop-down, click meeting details for November 5, 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 41-2025 Page 2 October 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,

Roy W. Benbow, Secretary Phone: (804) 240-2124

E-mail: Roy.Benbow@rva.gov

Zoj w. Lanteer

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.

Alexander Ragland Shanna D & Alexander Alston Dorothy M Armstead Sylvester Tania & Nyette & Tiffany 3112 Groveland Ave 3105 Glenwood Ridge Dr 3101 Letcher Ave Richmond, VA 23223 Richmond, VA 23222 Richmond, VA 23222 Ashmore Martyn And Michele Baldwin Carter Winningham And Belle Properties Llc Mcgaughy Jamie Michelle Po Box 4579 3119 Veranda Ave 3116 Groveland Ave Richmond, VA 23222 Richmond, VA 23220 Richmond, VA 23222 Butcher David Benjamin Cava Capital Llc Clack Bernice 3114 Groveland Ave 2405 Westwood Ave #200 3105 Letcher Ave Richmond, VA 23222 Richmond, VA 23230 Richmond, VA 23222 Clean Livin Llc Crockett Robert Lee lii Darden Virginia L 6033 Mechanicsville Turnpike 3108 Woodcliff Ave 3733 Heverley Drive Mechanicsville, VA 23111 Richmond, VA 23222 Glen Allen, VA 23059 **Divers Deborah** Ellis Dorothy M Fleming Ida W 2904 Lincoln Ave 3120 Groveland Ave 3111 Letcher Ave Richmond, VA 23228 Richmond, VA 23222 Richmond, VA 23222 Gee Ethell L And William D Joyce Frederick And Judy Kirkland Erica 3115 Letcher Ave 3112 Woodcliff Ave 3113 Veranda Ave Richmond, VA 23222 Richmond, VA 23222 Richmond, VA 23222 Lewis Lowery I & Ressiva B Lough Elizabeth Debell Menefee Dominique 3109 Letcher Ave 3022 Groveland Ave 3117 Veranda Ave Richmond, VA 23222 Richmond, VA 23222 Richmond, VA 23222 Pham Tan **Powell Emily** Rivers Edge Properties Llc 3103 Veranda Ave 3103 Letcher Ave 322 Wickham Glen Dr Richmond, VA 23222 Richmond, VA 23222 Richmond, VA 23238 Roberts Nina K Rra I Llc Shiloh Enterprise Properties Llc 3114 Woodcliff Ave 700 Chiswick Park Rd 3333 W Marhsall St Ste A Richmond, VA 23222 Henrico, VA 23229 Richmond, VA 23230

Spencer Andrea P Valickis Aleigh And Burris Lauren
3118 Woodcliff Ave 3111 Groveland Ave
Richmond, VA 23222 Richmond, VA 23222

Washington Capital Investment Group Llc 8309 Stedmill Ter Gaithersburg, MD 20896 Watchtower Homes And Construction Llc 3912 Seminary Ave Richmond, VA 23227 Whitehead Ja'nay Shannon 3107 Veranda Ave Richmond, VA 23222 Willis Roy E 3113 Letcher Ave Richmond, VA 23222

Yarbrough Calvin W 149 Wilkerson Estate Drive Richmond, VA 23227 PIN: N0001054013 PID: 33101

As of: 10/9/2025 9:30:40 PM

City of Richmond, VA Report

Property Owner

Name: HOME SLICE PROPERTIES LLC

Mailing Address: 42 BROAD STREET RD #246 MANAKIN SABOT, VA 23103

Parcel Use: R Two Story

Neighborhood: 314

Property Information

Property Address: 3108 Groveland Ave

00663

C0669

N/A

PIN N0001054013

Size: 0.121 Acres, 5250.000 Square Feet

Property Description: HIGHLAND TERR L180&181 PT179; 0075.00X0070.00 0000.000

Current Assessment

1/1/1900

Year	Land	Improvements	Total
2026	\$64,000	\$124,000	\$188,000

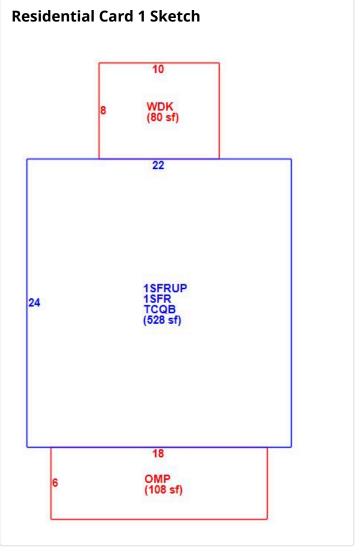
Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	② Grantee
8/28/2025	ID2025	14283	BS	\$190,000	HOME SLICE PROPERTIES LLC
3/8/2016	ID2016	4166	BS	\$53,000	NOT TOO BIG PROPERTIES BUS TRST
5/10/2010	ID2010	8101	WD	\$14,500	COMMONWEALTH VENTURES OF VA LLC
10/21/2009	ID2009	23561	DF	\$15,957	CITIMORTGAGE INC
4/8/1970	00663	C0669	N/A	\$11,500	GARNER LUCILLE R

\$11,500

Not Available

Story	Style	Total Liv	Yea Buil	
2.0 2sty Oldest		1,056	1910	
Model:	RESIDENTIAL	Rooms:	Beds: 3	
Interior Wall:	Drywall	Bathrooms:	Full: 1 Half: 0	
Interior Wall 2:		Central AC:	Central air	
Exterior Wall:	Metal or Vinyl Siding	Heat/Cool:	Hot Water Or Steam	
Exterior Wall 2:	Masonry	Floor Cover:	: Hardwood	
Roof Type:	Hip	Floor Cover 2:	N/A	
Roof Cover:	Metal, preformed corrugate	Floor Cover 3:	N/A	





Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SFR	1 Story Frame - Fin	528	528
1SFRUP	1 Story Frame - Upper - Fin	528	528
OMP	Porch - Open - Masonry	108	0
TCQB	3/4 Crawl 1/4 Bsmt	528	0
WDK	Deck - Wood	80	0
Totals		1,772	1,056

Assessment History			
Year	Land	Improvements	Total
2025	\$64,000	\$102,000	\$166,000
2024	\$58,000	\$97,000	\$155,000
2023	\$58,000	\$93,000	\$151,000
2022	\$42,000	\$93,000	\$135,000
2021	\$32,000	\$91,000	\$123,000
2020	\$32,000	\$80,000	\$112,000
2019	\$20,000	\$74,000	\$94,000
2018	\$20,000	\$69,000	\$89,000
2017	\$20,000	\$68,000	\$88,000
2016	\$20,000	\$68,000	\$88,000
2015	\$20,000	\$68,000	\$88,000
2014	\$20,000	\$68,000	\$88,000
2013	\$20,000	\$68,000	\$88,000
2012	\$23,000	\$91,000	\$114,000
2011	\$23,000	\$101,000	\$124,000
2010	\$23,000	\$45,000	\$68,000
2009	\$23,000	\$81,000	\$104,000
2008	\$22,000	\$81,400	\$103,400
2007	\$20,000	\$75,400	\$95,400
2006	\$10,600	\$75,400	\$86,000
2005	\$6,200	\$50,600	\$56,800

Мар



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	3108 Groveland Avenue PHONE: (Home) (Mobile)		
OWNER:	Home Slice Properties LLC FAX: (Home)		
(Name/Address)	42 Broad Street Road #246 E-mail :		
(Mainer Address)	Manakin Sabot, VA 23103		
OWNER'S	Baker Development Resources PHONE: (Home) (Mobile) (804) 874-6275		
(Name/Address)	Attn: Will Gillette FAX: (Home) (_) (Mobile) 530 East Main Street, Ste 600 E-mail: will@bakerdevelopmentresourcescom		
(Name/Address)	530 East Main Street, Ste 600 E-mail: will@bakerdevelopmentresourcescom Richmond, VA 23219		
PROPERTY ADDRES	TO BE COMPLETED BY THE ZONING ADMINSTRATION OFFICE SS (ES): 3108 Groveland Avenue		
TYPE OF APPLICATION	ON:		
ZONING ORDINANCE	E SECTION NUMBERS(S): 30-300 & 30-410.4		
APPLICATION REQU	IRED FOR: A lot split and building permit to construct one (1) new single family detached		
dwelling			
TAX PARCEL NUMBE	ER(S): N000-105/4013 ZONING DISTRICT: R-5 (Single Family Residential)		
REQUEST DISAPPRO	OVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot		
	d square feet (6,000 SF) and lot widths of fifty feet (50') are required. For Zoning purposes,		
	ot area of 5,250 square feet and a lot width of 75 feet currently exists. A lot area of 3,150		
	square feet and a lot width of 45 feet is proposed for No. 3106. A lot area of 2,180 square feet and a lot width of 30 feet is proposed for No. 3108.		
	APPROVED: 9/18/2025 FEE WAIVER: YES X NO		
DATE FILED: 9/18/20	025 TIME FILED 1:56 am PREPARED BY: Delva Daley RECEIPT NO. BZAR-172979-2025		
AS CERTIFIED BY: (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 PAR	RAGRAPH(S) (2) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND		
	TO BE COMPLETED BY APPLICANT		
I have received the han	ndouts, Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter		
I have been notified to	I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.		
SIGNATURE OF OWI	NER OR AUTHORIZED AGENT:DATE:		

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

CASE NUMBER: BZA 41-2025 HEARING DATE: November 5, 2025 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 41-2025 150' Buffer

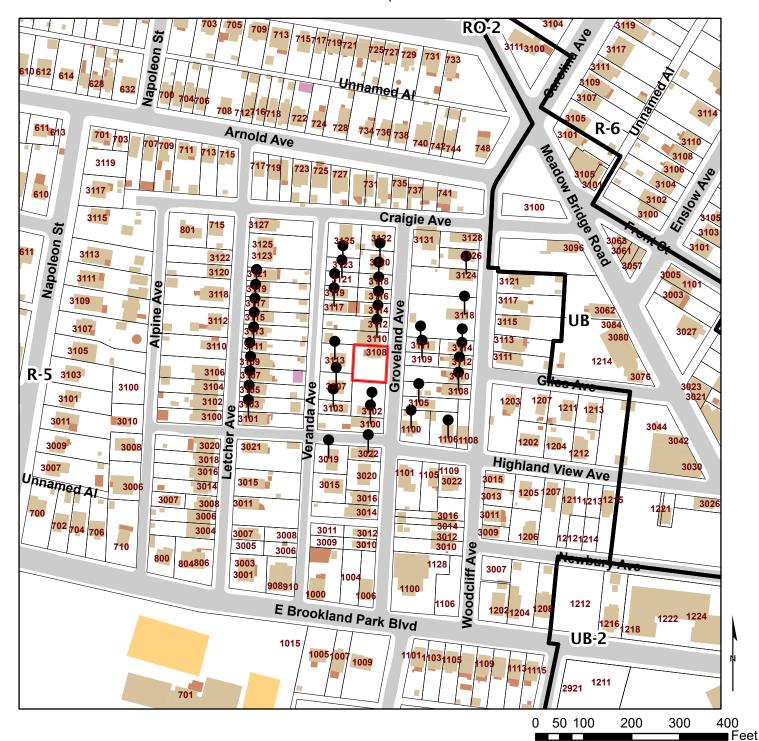
APPLICANT(S): Home Slice Properties LLC

PREMISES: 3108 Groveland Avenue (Tax Parcel Number N000-1054/013)

SUBJECT: A lot split and building permit to construct a new single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4 of the Zoning Ordinance for the reason that:

The lot area and lot width requirements are not met.





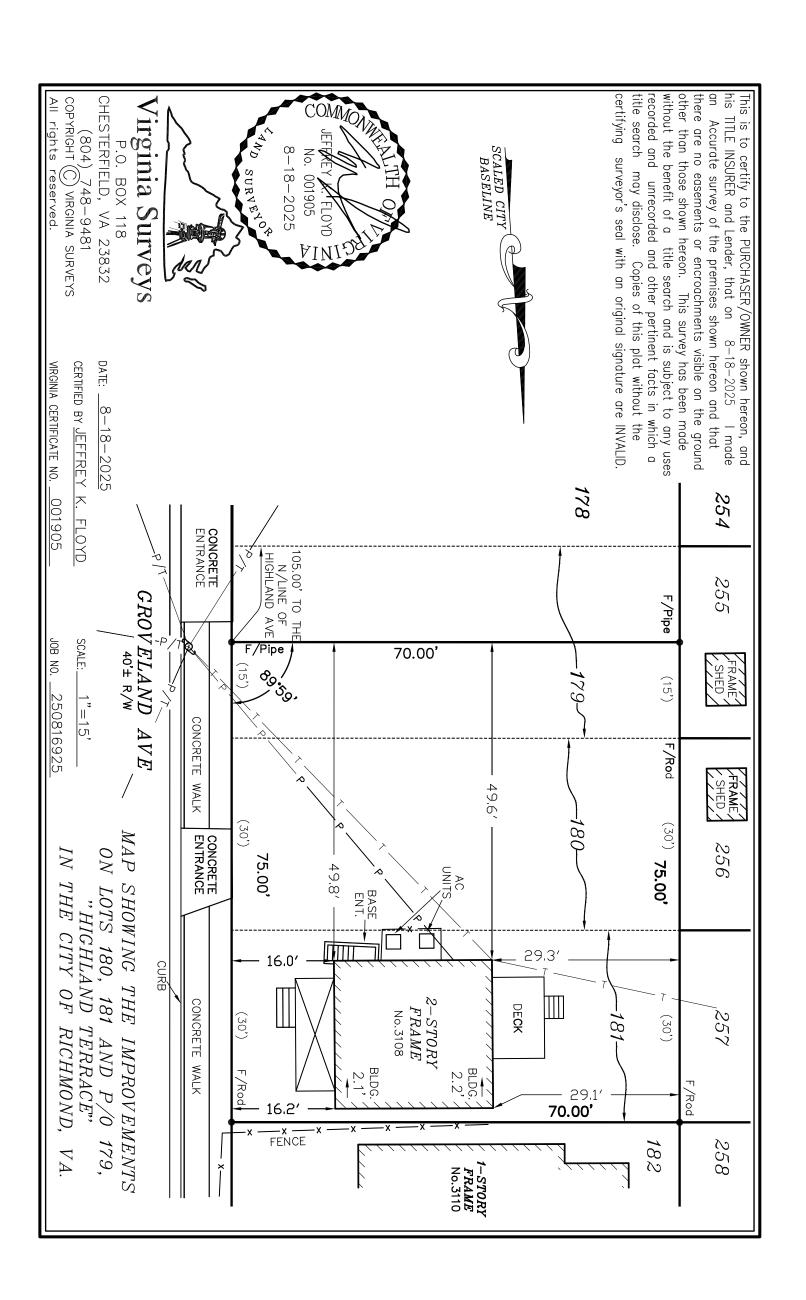
BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

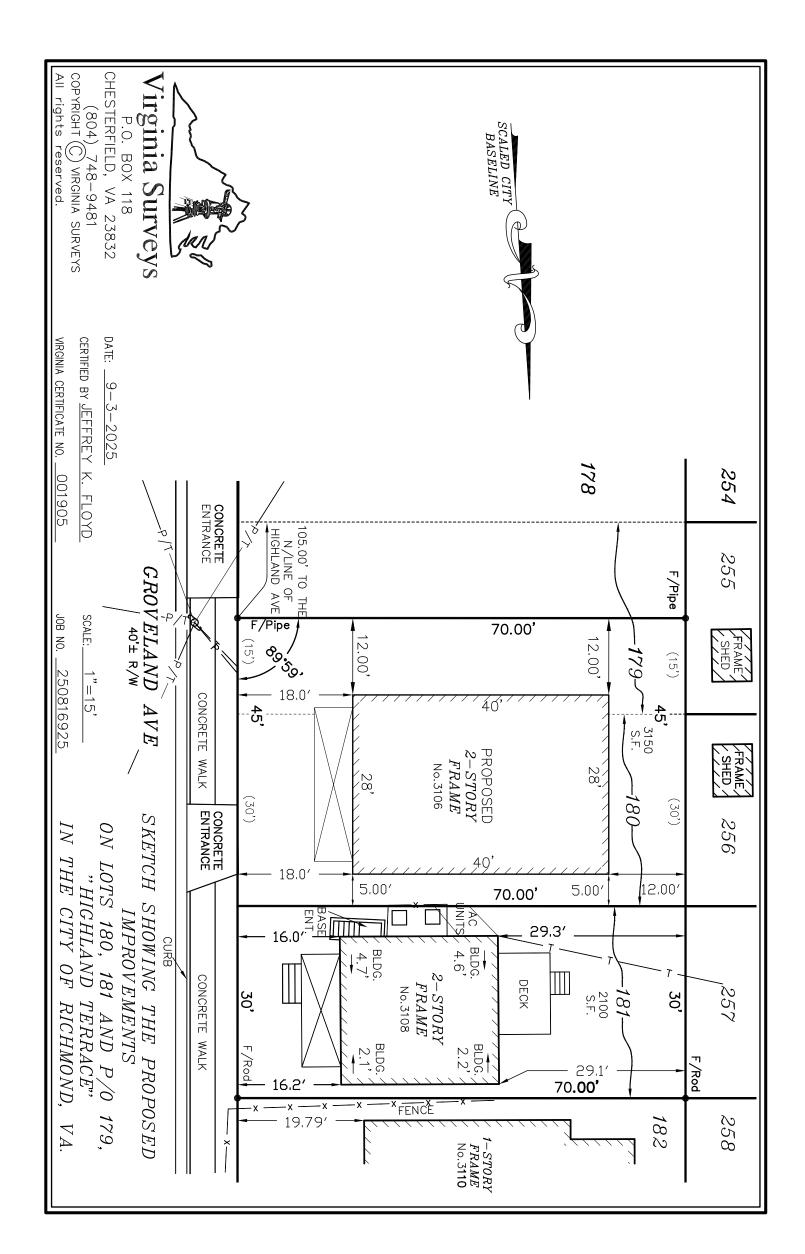
CITY OF RICHMOND, VIRGINIA

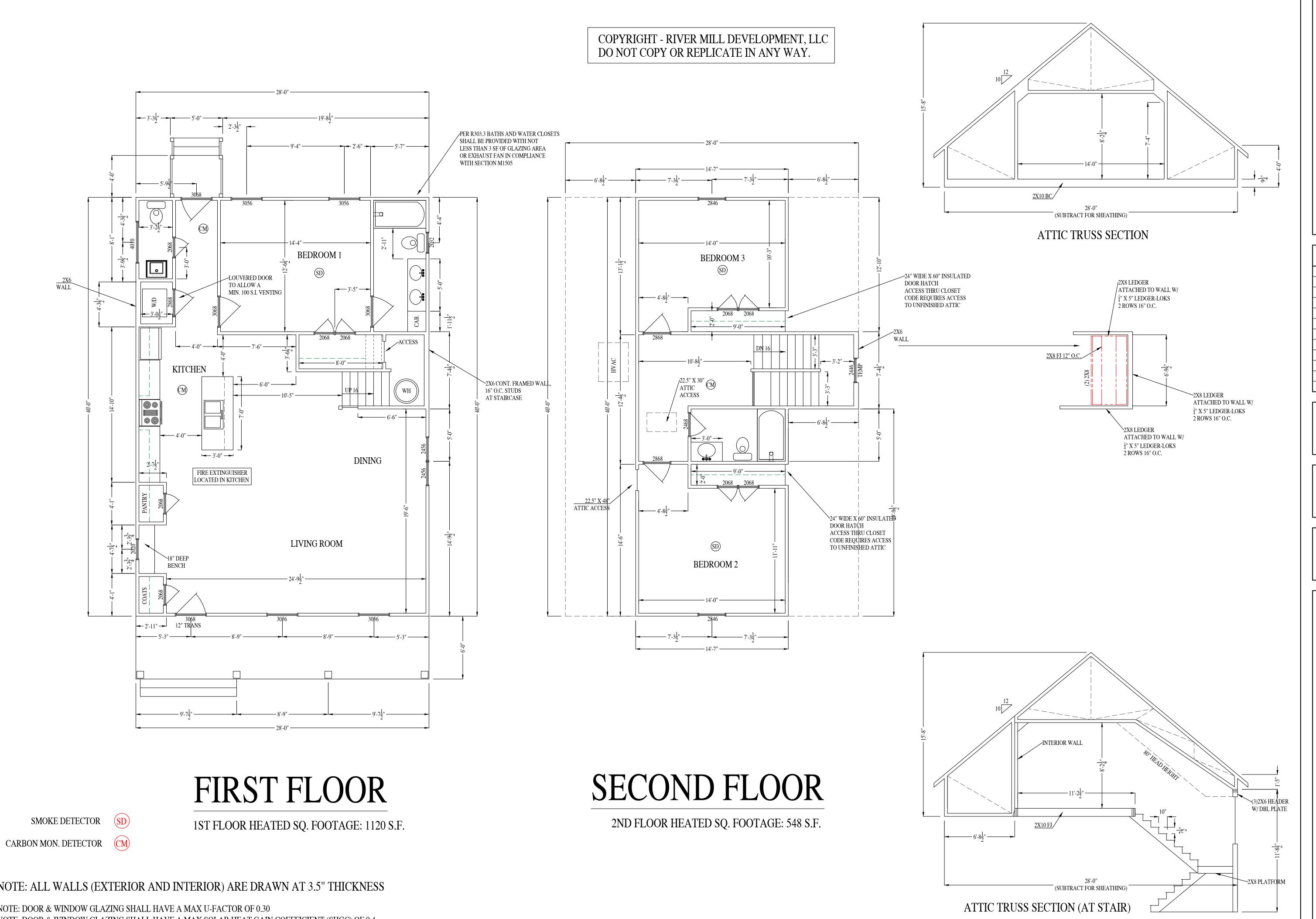
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

- 1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
- 2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
- 3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained here. Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.
 - Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).
- 4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
- 5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
- 6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
- 7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _______







REVISION NOTES DATE START

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

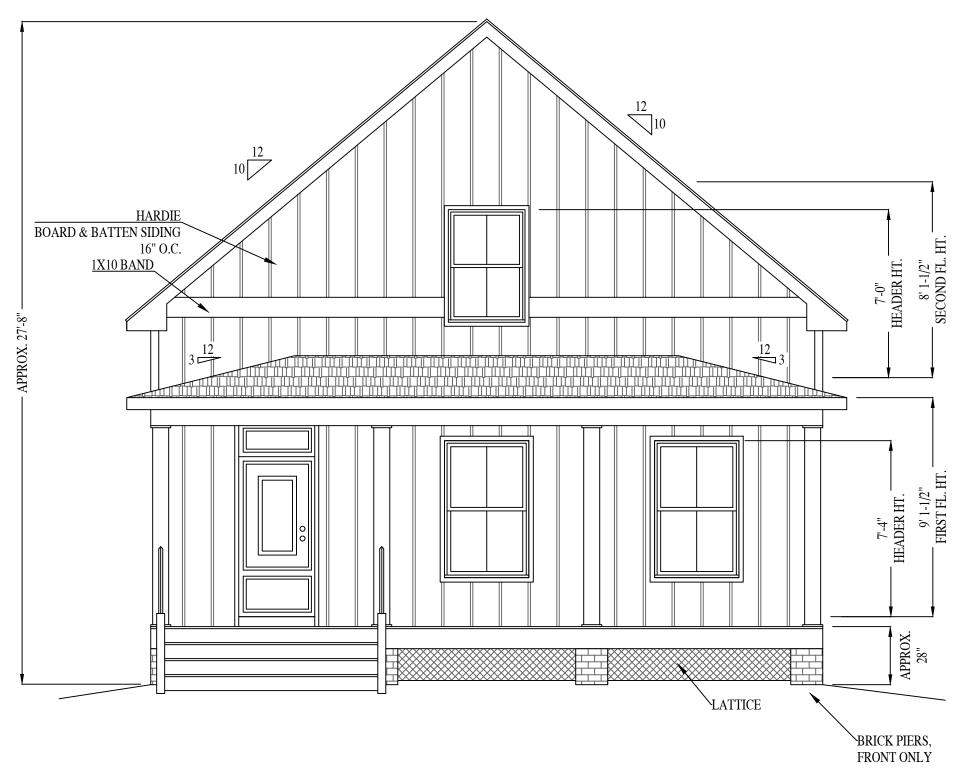
DATE: 9-03-2025

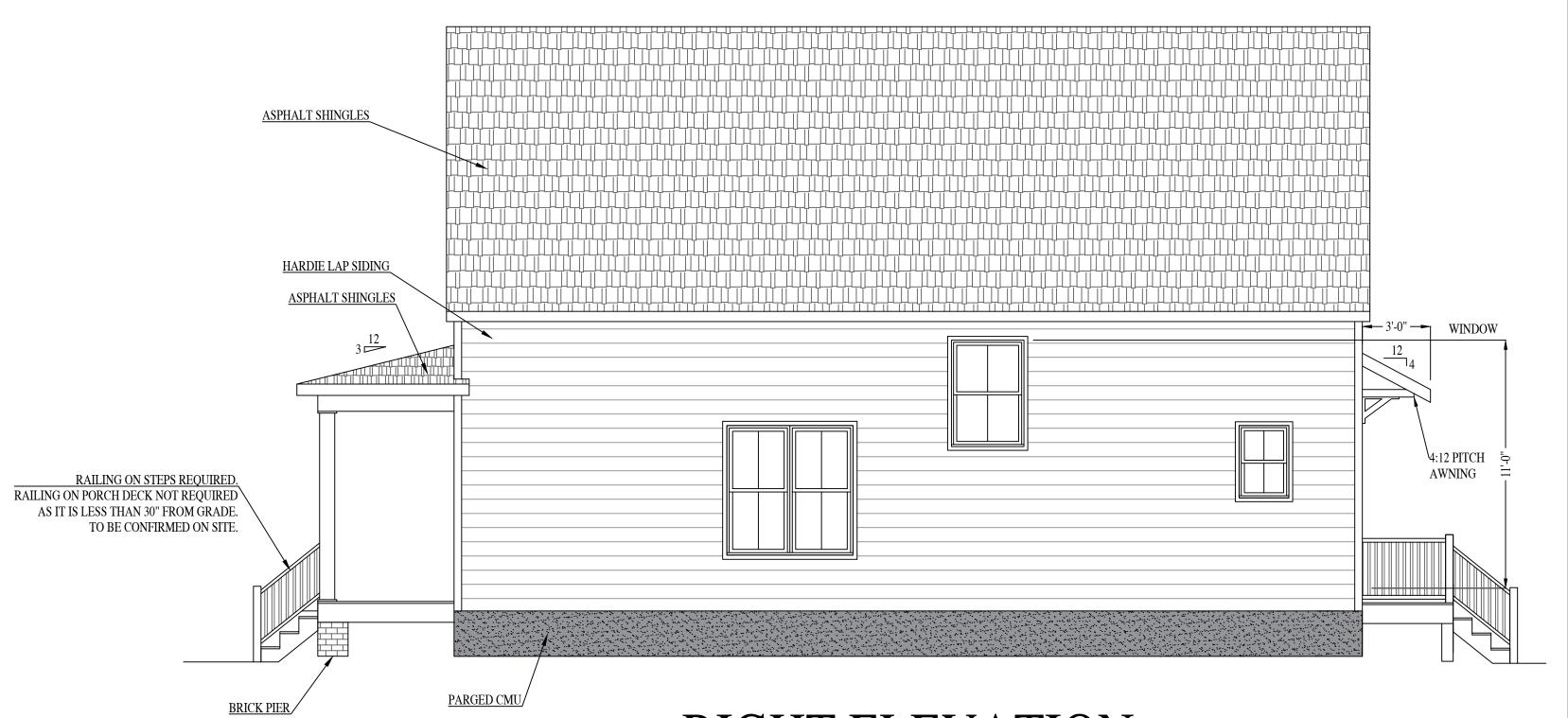
> SHEET: A1.1

NOTE: ALL WALLS (EXTERIOR AND INTERIOR) ARE DRAWN AT 3.5" THICKNESS

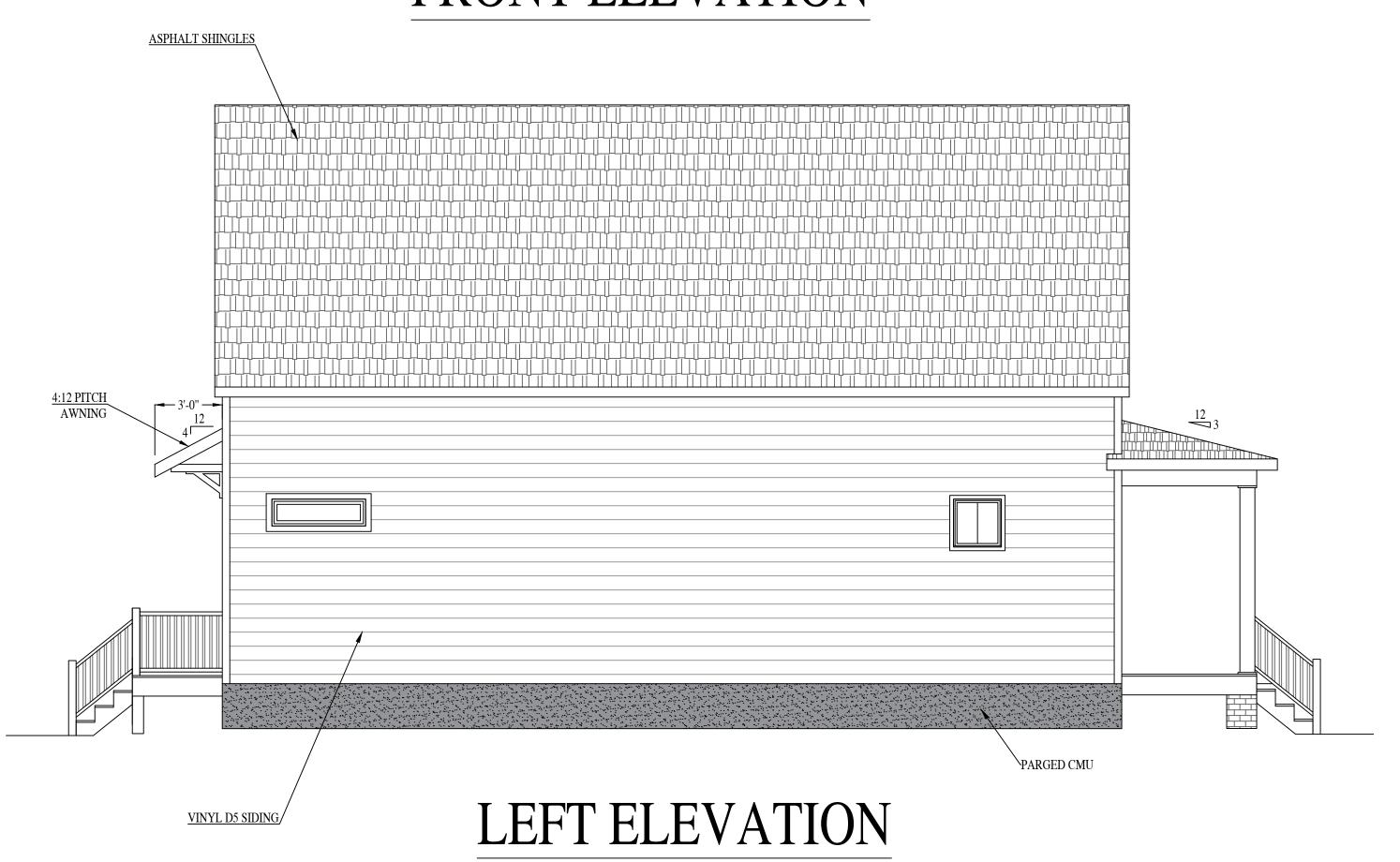
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.30 NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4

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





FRONT ELEVATION







AND AVE

RIVER MILL DI

REVISION NOTES		
DATE	START	

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

DATE: 9-03-2025

SHEET:

