



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

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 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 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,

A handwritten signature in dark ink, appearing to read "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most 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.

Alexander Ragland Shanna D & Alexander
Tania & Nyette & Tiffany
3101 Letcher Ave
Richmond, VA 23222

Alston Dorothy M
3105 Glenwood Ridge Dr
Richmond, VA 23223

Armstead Sylvester
3112 Groveland Ave
Richmond, VA 23222

Ashmore Martyn And Michele
3119 Veranda Ave
Richmond, VA 23222

Baldwin Carter Winningham And
Mcgaughy Jamie Michelle
3116 Groveland Ave
Richmond, VA 23222

Belle Properties Llc
Po Box 4579
Richmond, VA 23220

Butcher David Benjamin
3114 Groveland Ave
Richmond, VA 23222

Cava Capital Llc
2405 Westwood Ave #200
Richmond, VA 23230

Clack Bernice
3105 Letcher Ave
Richmond, VA 23222

Clean Livin Llc
6033 Mechanicsville Turnpike
Mechanicsville, VA 23111

Crockett Robert Lee Iii
3108 Woodcliff Ave
Richmond, VA 23222

Darden Virginia L
3733 Heverley Drive
Glen Allen, VA 23059

Divers Deborah
2904 Lincoln Ave
Richmond, VA 23228

Ellis Dorothy M
3120 Groveland Ave
Richmond, VA 23222

Fleming Ida W
3111 Letcher Ave
Richmond, VA 23222

Gee Ethell L And William D
3115 Letcher Ave
Richmond, VA 23222

Joyce Frederick And Judy
3112 Woodcliff Ave
Richmond, VA 23222

Kirkland Erica
3113 Veranda Ave
Richmond, VA 23222

Lewis Lowery I & Ressiva B
3109 Letcher Ave
Richmond, VA 23222

Lough Elizabeth Debell
3022 Groveland Ave
Richmond, VA 23222

Menefee Dominique
3117 Veranda Ave
Richmond, VA 23222

Pham Tan
3103 Veranda Ave
Richmond, VA 23222

Powell Emily
3103 Letcher Ave
Richmond, VA 23222

Rivers Edge Properties Llc
322 Wickham Glen Dr
Richmond, VA 23238

Roberts Nina K
3114 Woodcliff Ave
Richmond, VA 23222

Rra I Llc
700 Chiswick Park Rd
Henrico, VA 23229

Shiloh Enterprise Properties Llc
3333 W Marhsall St Ste A
Richmond, VA 23230

Spencer Andrea P
3118 Woodcliff Ave
Richmond, VA 23222

Valickis Aleigh And Burris Lauren
3111 Groveland Ave
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
As of: 10/9/2025 9:30:40 PM

PID: 33101

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

PIN N0001054013

Size: 0.121 Acres, 5250.000 Square Feet

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

Current Assessment

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

Deed Transfers

Recordation Date	Book	Page	Deed Type	Consideration	 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
1/1/1900	00663	C0669	N/A	\$11,500	Not Available

Residential Card 1 Details

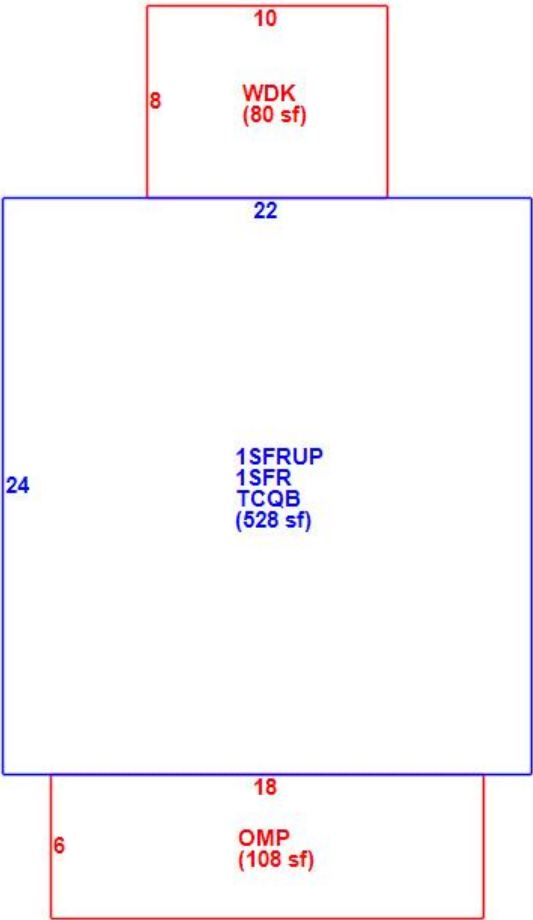
Story	Style	Total Liv	Year Built
2.0	2sty Oldest	1,056	1910

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

Residential Card 1 Photo



Residential Card 1 Sketch



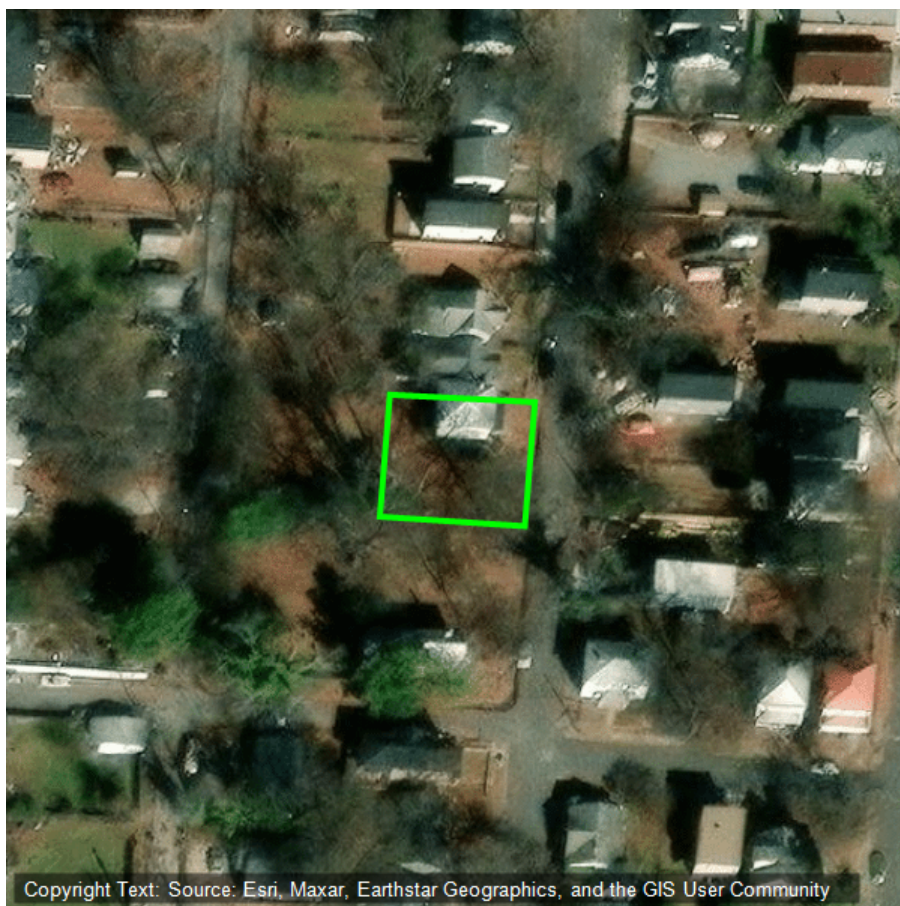
Building Sub-Areas (sq ft)

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

Map



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: ____
Manakin Sabot, VA 23103
OWNER'S Baker Development Resources PHONE: (Home) ____ (Mobile) (804) 874-6275
REPRESENTATIVE Attn: Will Gillette FAX: (Home) ____ (Mobile) ____
(Name/Address) 530 East Main Street, Ste 600 E-mail: will@bakerdevelopmentresources.com
Richmond, VA 23219

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 3108 Groveland Avenue

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

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

APPLICATION REQUIRED FOR: A lot split and building permit to construct one (1) new single family detached dwelling

TAX PARCEL NUMBER(S): N000-105/4013 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 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.

DATE REQUEST DISAPPROVED: 9/18/2025

FEE WAIVER: ☐ YES ☒ NO

DATE FILED: 9/18/2025 TIME FILED: 11:56 am PREPARED BY: Delva Daley RECEIPT NO. BZAR-172979-2025

AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) ____ OF THE CHARTER OF THE CITY OF RICHMOND

SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]

SECTION 1040.3 PARAGRAPH(S) (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: ____ - ____

*** 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: _____

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 8-18-2025 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.

SCALED CITY
BASELINE



Virginia Surveys

P.O. BOX 118

CHESTERFIELD, VA 23832

(804) 748-9481

COPYRIGHT © VIRGINIA SURVEYS

All rights reserved.

DATE: 8-18-2025

CERTIFIED BY JEFFREY K. FLOYD

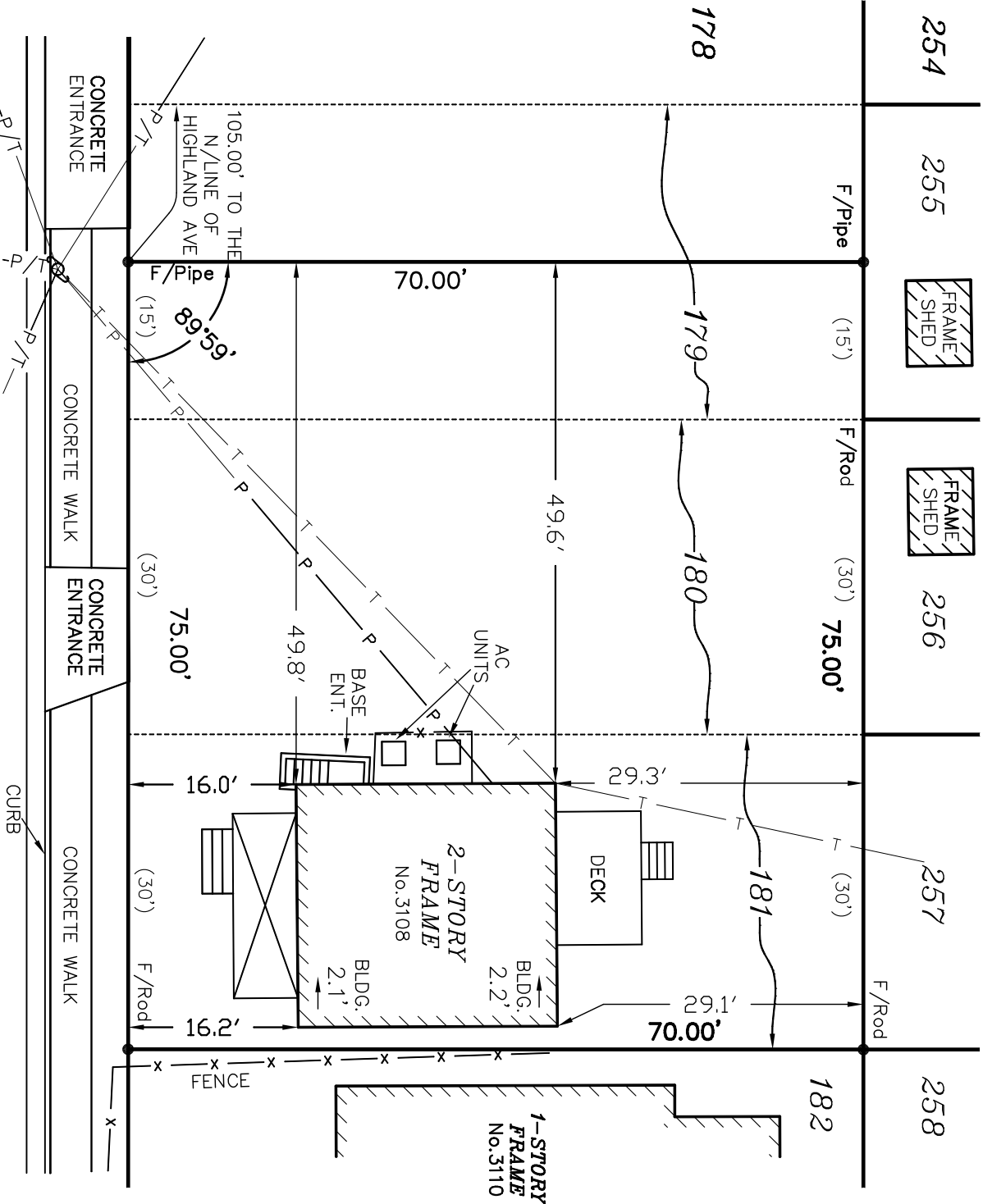
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=15'

JOB NO. 250816925

MAP SHOWING THE IMPROVEMENTS
ON LOTS 180, 181 AND P/O 179,
"HIGHLAND TERRACE"
IN THE CITY OF RICHMOND, VA.

GROVELAND AVE
40± R/W





258

$$\frac{F}{\text{Rod}}$$

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1-STORY
FRAME
No. 3110

10. *Journal of the American Medical Association*, 2000; 284: 2689-2695.

CONCRETE WALK

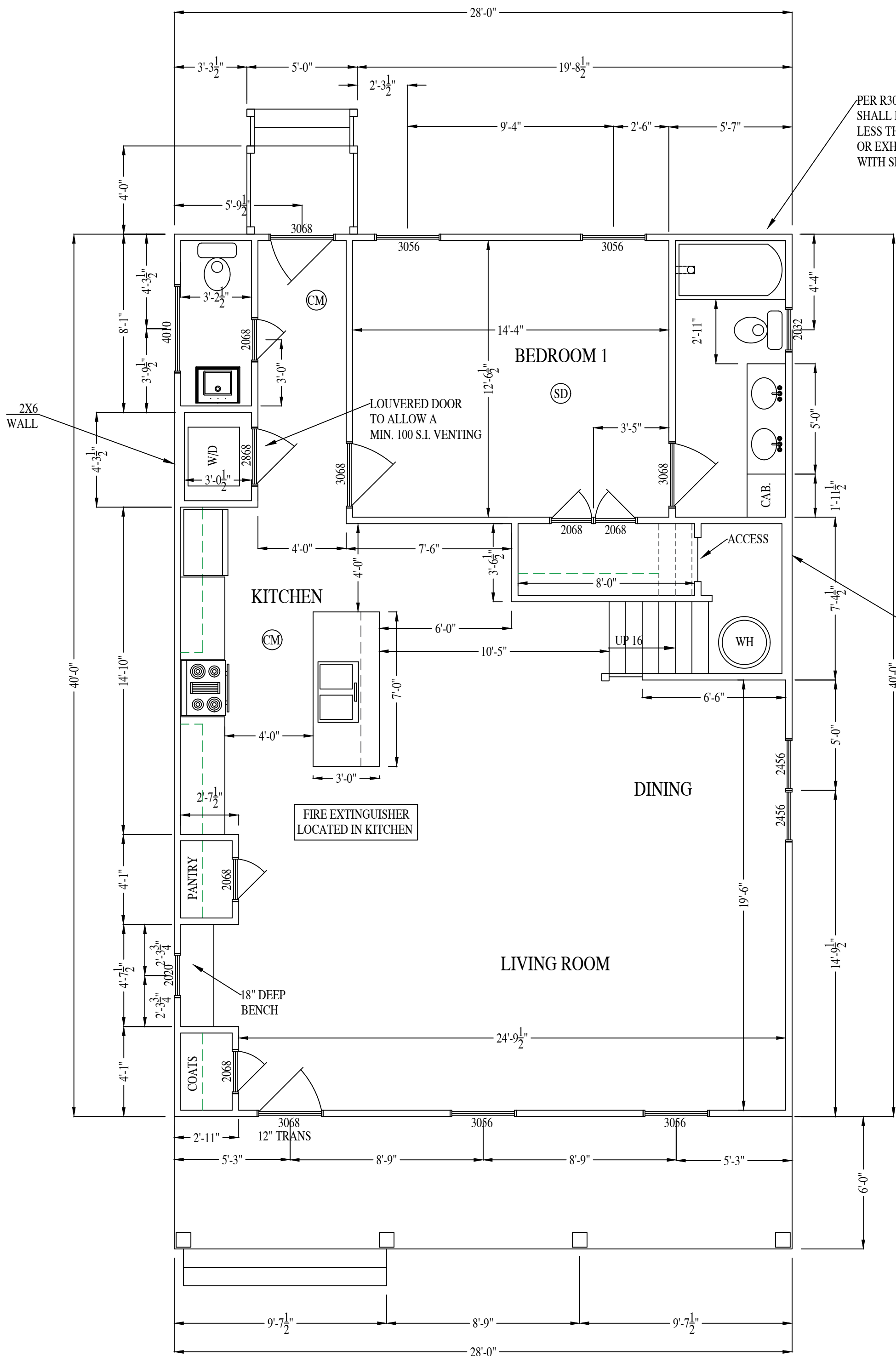
© All rights reserved.

VIRGINIA CERTIFICATE NO. 001905

/

IN THE CITY OF RICHMOND, VA.

COPYRIGHT - RIVER MILL DEVELOPMENT, LLC
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FIRST FLOOR

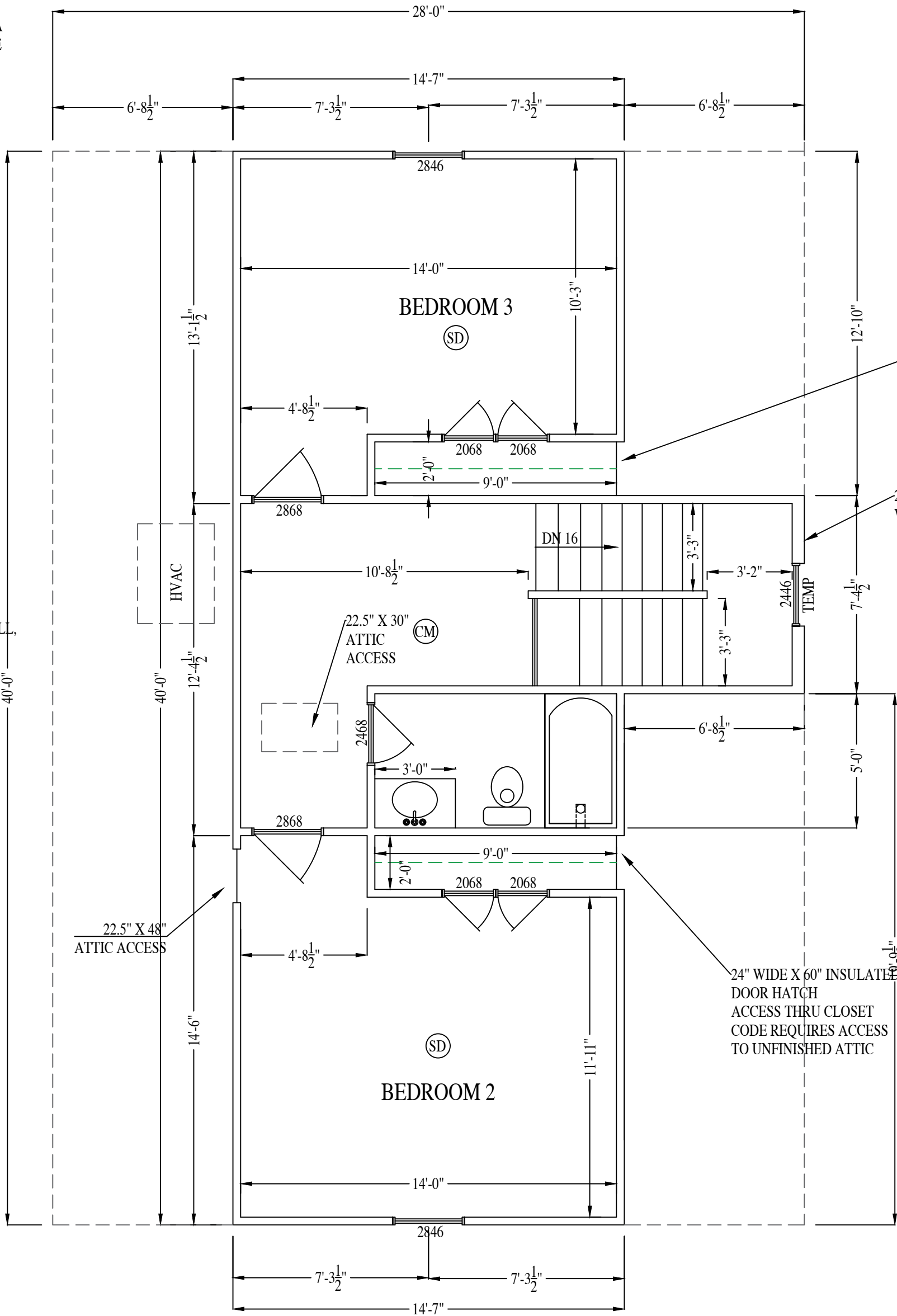
1ST FLOOR HEATED SQ. FOOTAGE: 1120 S.F.

SMOKE DETECTOR (SD)

CARBON MON. DETECTOR (CM)

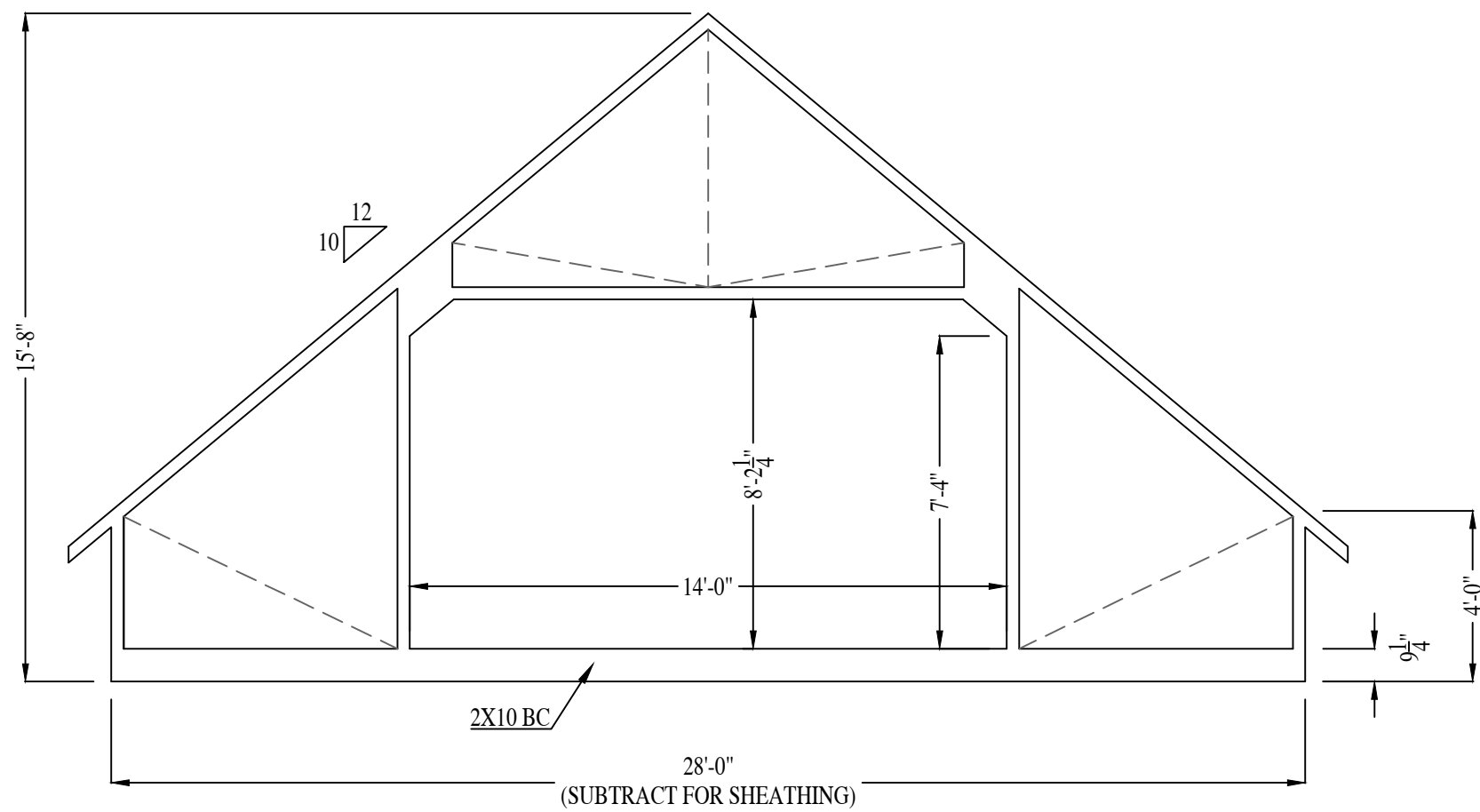
NOTE: ALL WALLS (EXTERIOR AND INTERIOR) ARE DRAWN AT 3.5" THICKNESS

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

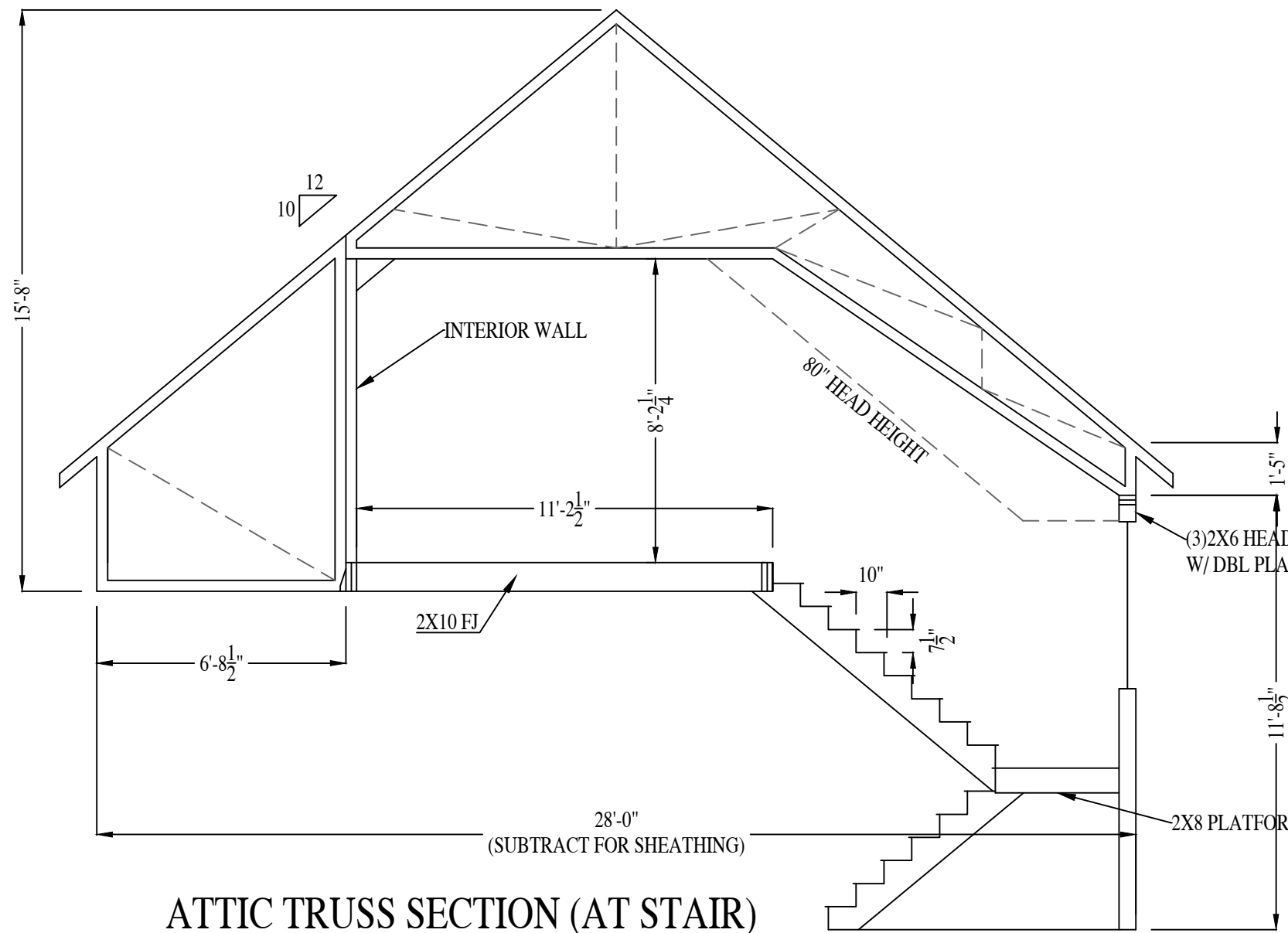
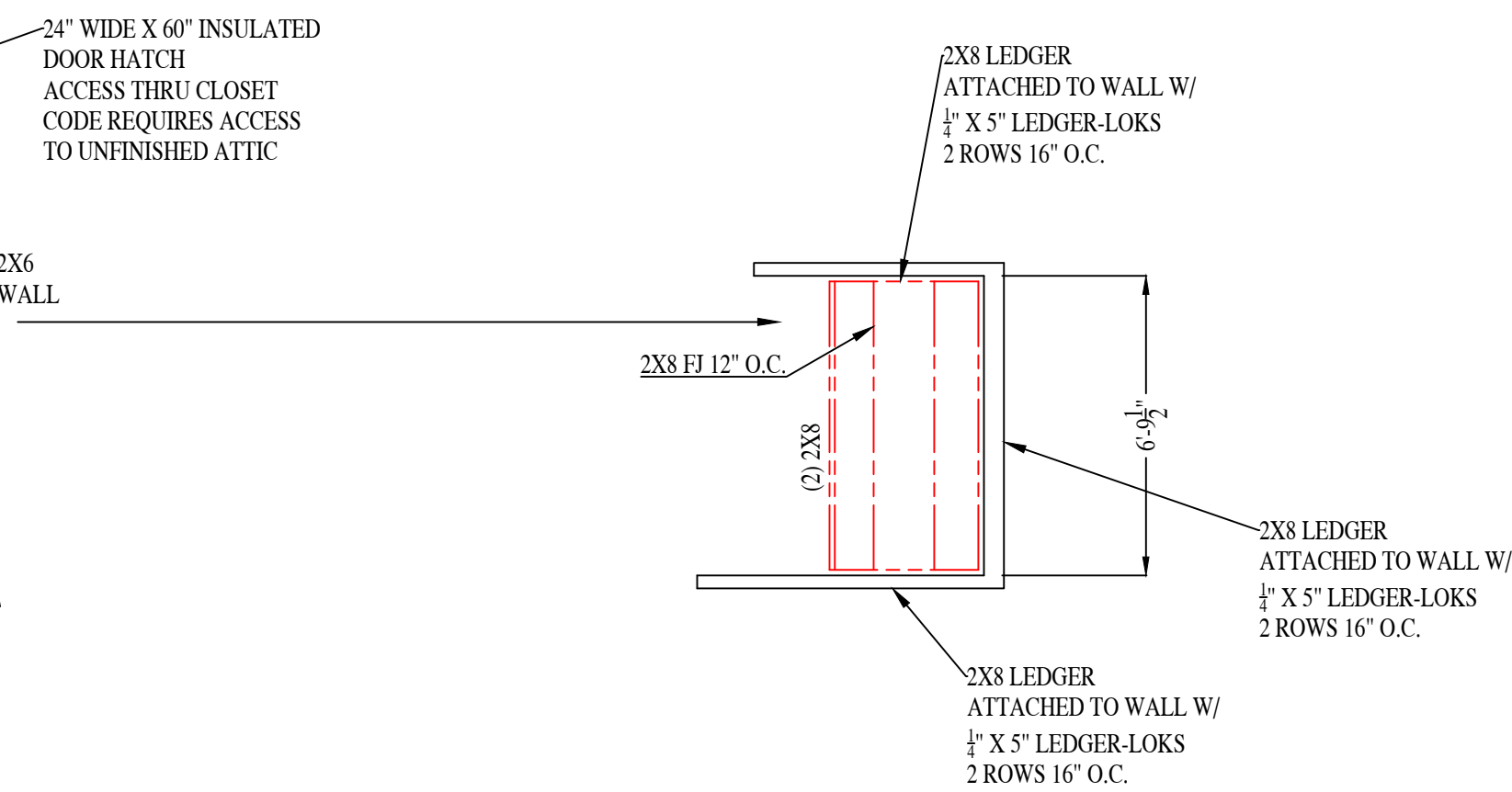


SECOND FLOOR

2ND FLOOR HEATED SQ. FOOTAGE: 548 S.F.



ATTIC TRUSS SECTION



ATTIC TRUSS SECTION (AT STAIR)

3106 GROVELAND AVE

RIVER MILL DEVELOPMENT

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

REVISION NOTES

DATE	START

SCALE:

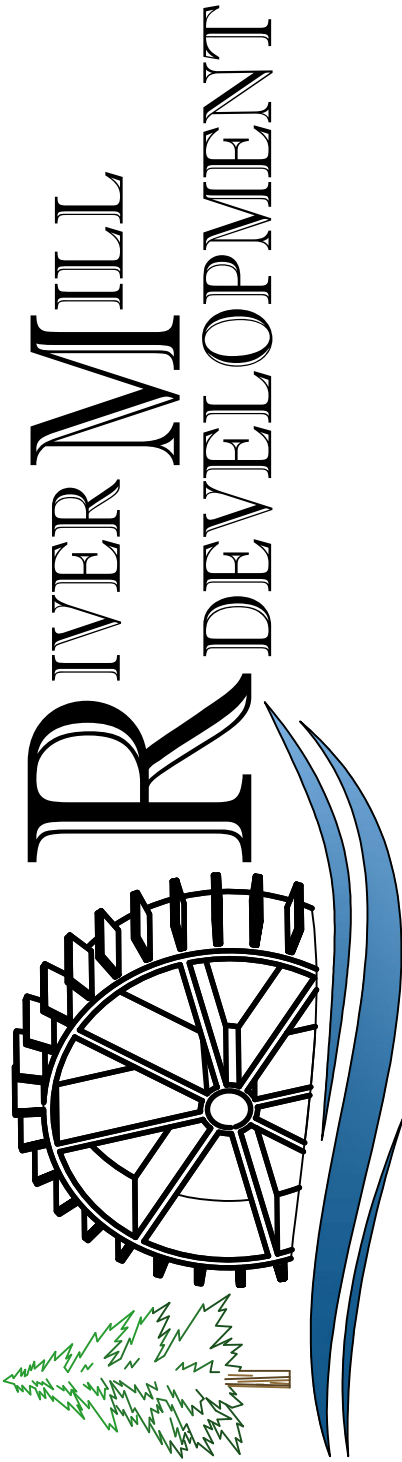
1/4" = 1'-0"

DATE:

9-03-2025

SHEET:

A1.1



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DO NOT COPY OR REPLICATE IN ANY WAY.

3106 GROVELAND AVE

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

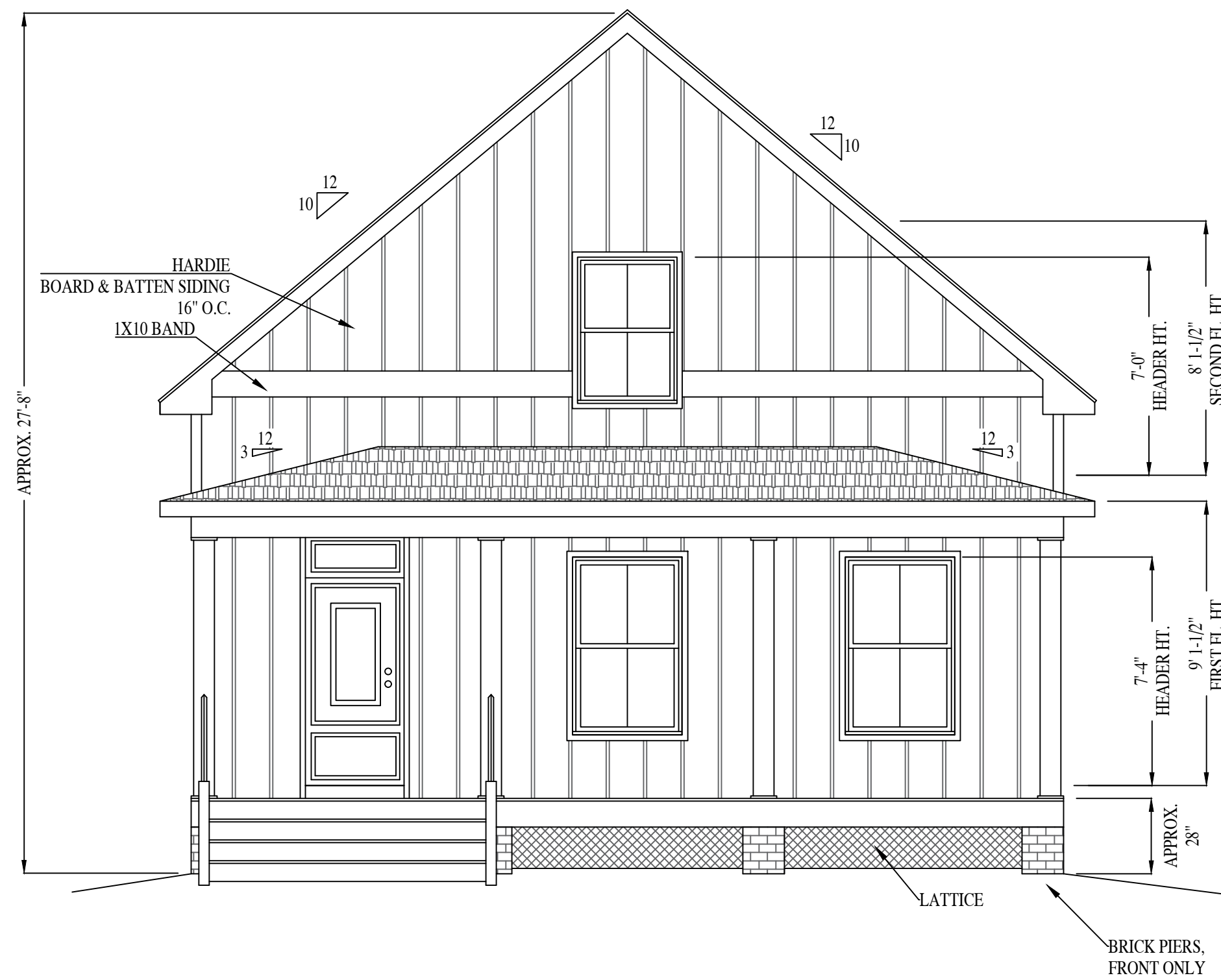
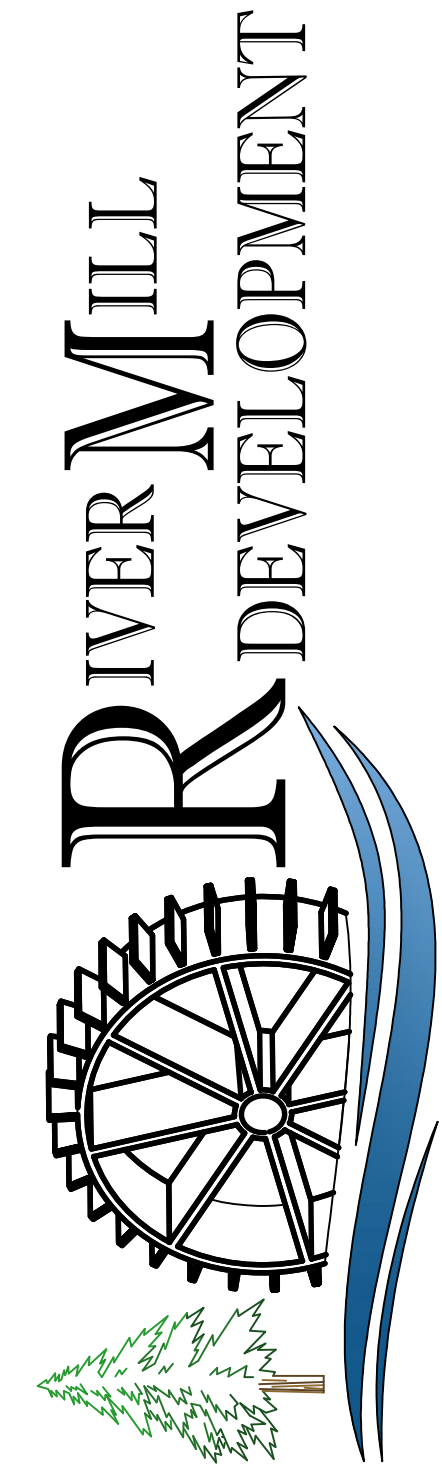
REVISION NOTES

DATE	START

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

DATE:
9-03-2025

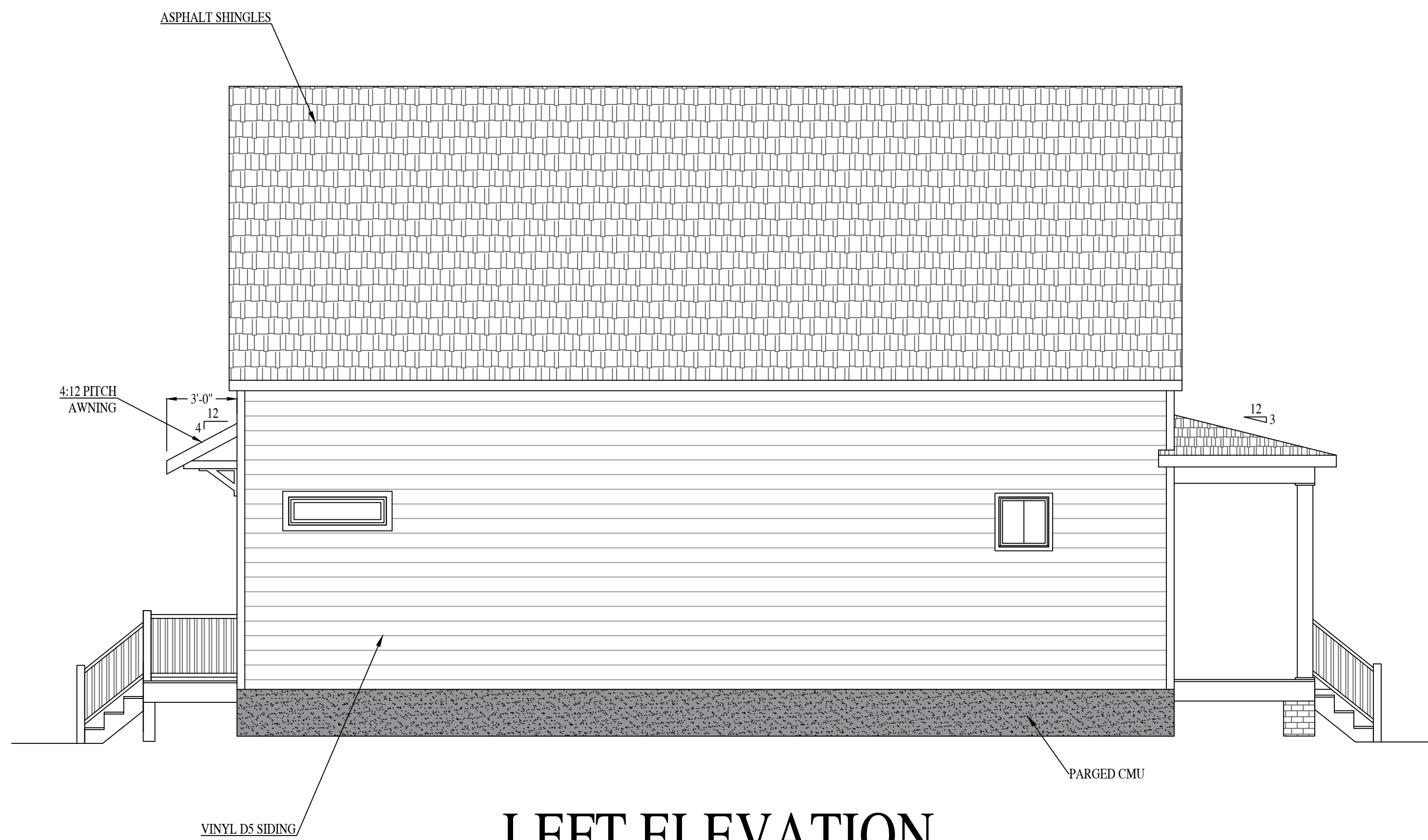
SHEET:
A2.1



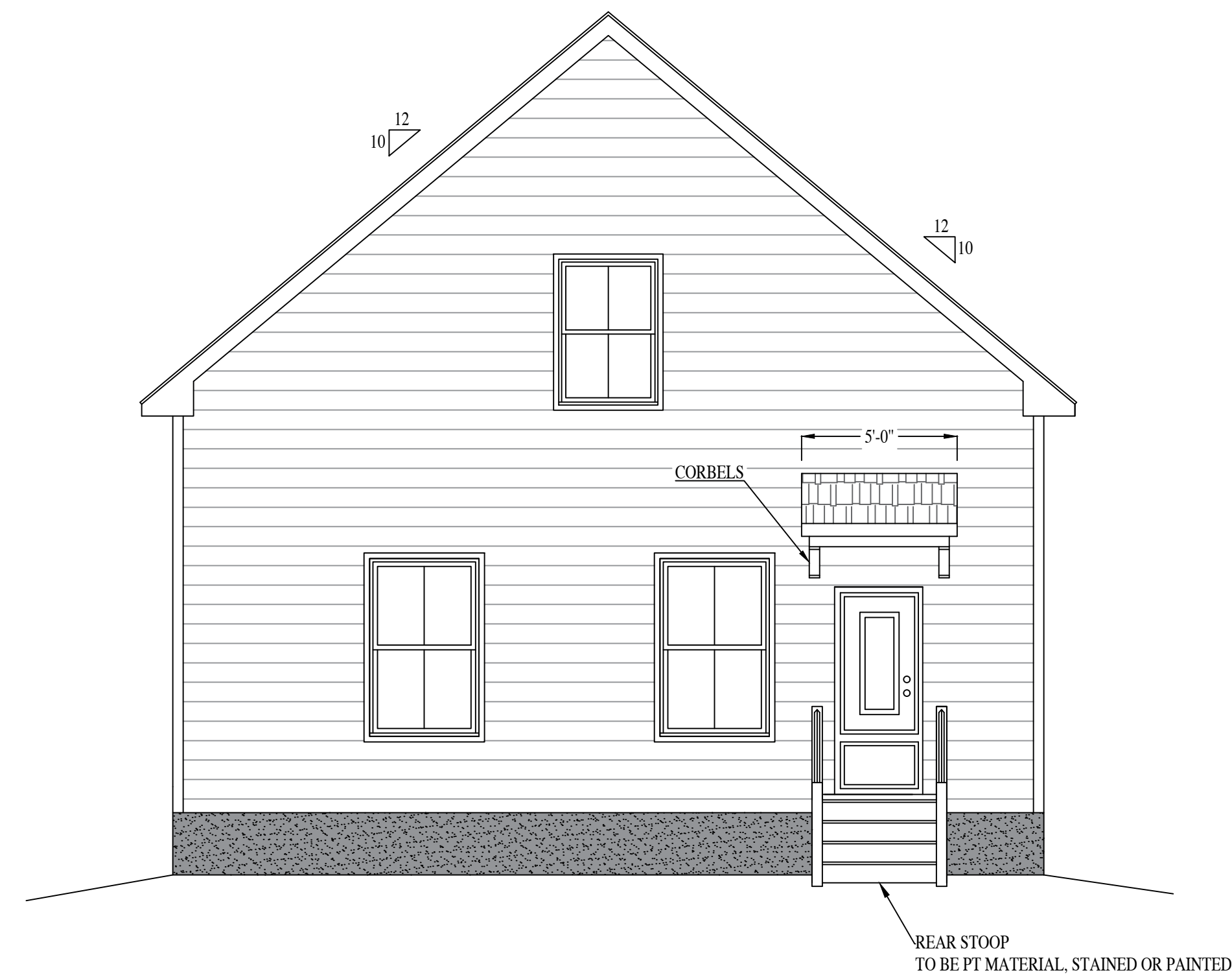
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION