



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

October 10, 2025

The Garden Club of Virginia  
12 East Franklin Street  
Richmond, VA 23219

Nelson Byrd Woltz Landscape Architects  
310 East Market Street  
Charlottesville, VA 22902

To Whom It May Concern:

**RE: BZA 40-2025**

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 5<sup>th</sup> Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a sign permit to erect a new freestanding sign at 12 EAST FRANKLIN STREET (Tax Parcel Number W000-0083/013), located in an RO-3 (Residential-Office) 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](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 40-2025  
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](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.

109 East Grace Street Llc  
121 Libbie Ave  
Richmond, VA 23226

111 Foushee Llc  
105 Downing Pl  
Apex, NC 27502

115 N Foushee Richmond (uslcf I) Llc  
1055 Westlakes Dr #300  
Berwyn, PA 19312

3s Company Llc  
2711 Buford Rd Box 188  
N Chesterfield, VA 23235

7 East Franklin Street Llc  
412 W Franklin St  
Richmond, VA 23220

Artprop Llc C/o Monroe Properties  
116 E Franklin St  
Richmond, VA 23219

Castle Street Realty Llc  
2202 E Grace St  
Richmond, VA 23223

City Of Richmond  
900 E Broad St  
Richmond, VA 23219

Conifer Investments Llc  
10 E Franklin St  
Richmond, VA 23219

Dickson Rentals Llc  
2826 Monument Ave #1  
Richmond, VA 23221

First And Franklin Llc  
Po Box 707  
Centerville, VA 20122

Franklin Ventures L L C C/o J.r. Tashjian  
243 Daniels Road  
Richmond, VA 23238

Grace & First Llc  
116 E Franklin St  
Richmond, VA 23219

Kinsington Properties Llc  
1724 Cloister Dr  
Henrico, VA 23238

S S R Management Llc  
5 E Franklin Street  
Richmond, VA 23219

Shiloh Development Richmond Llc  
105 E Grace St  
Richmond, VA 23220

Strother Group Llc  
15 E Franklin St  
Richmond, VA 23219

Virginia Municipal League  
P.o. Box 12164  
Richmond, VA 23241

Young Mens Christian Assn Of  
Metropolitan Richmond  
2 W Franklin St  
Richmond, VA 23220

City of Richmond, VA Report

| Property Owner          |                                             |
|-------------------------|---------------------------------------------|
| <b>Name:</b>            | GARDEN CLUB OF VIRGINIA                     |
| <b>Mailing Address:</b> | 12 E FRANKLIN ST<br>RICHMOND, VA 2321900000 |
| <b>Parcel Use:</b>      | B Community Ctr / Club                      |
| <b>Neighborhood:</b>    | 410                                         |

| Property Information         |                                    |
|------------------------------|------------------------------------|
| <b>Property Address:</b>     | 12 E Franklin St                   |
| <b>PIN</b>                   | W0000083013                        |
| <b>Size:</b>                 | 0.469 Acres, 20423.250 Square Feet |
| <b>Property Description:</b> | 0130.50X0156.50 0000.000           |

| Additional Information        |                                    |
|-------------------------------|------------------------------------|
| <b>Exempt Code</b>            | <b>Special Assessment District</b> |
| Non-Profit - Inactive Service | 91                                 |

| Current Assessment |           |              |             |
|--------------------|-----------|--------------|-------------|
| Year               | Land      | Improvements | Total       |
| 2026               | \$856,000 | \$2,708,000  | \$3,564,000 |

| Deed Transfers   |       |       |           |               |                                                                                               |
|------------------|-------|-------|-----------|---------------|-----------------------------------------------------------------------------------------------|
| Recordation Date | Book  | Page  | Deed Type | Consideration |  Grantee |
| 1/31/1972        | 00674 | C0682 | N/A       | \$150,000     | GARDEN CLUB OF VIRGINIA                                                                       |
| 1/1/1900         | 00674 | C0682 | N/A       | \$150,000     | Not Available                                                                                 |

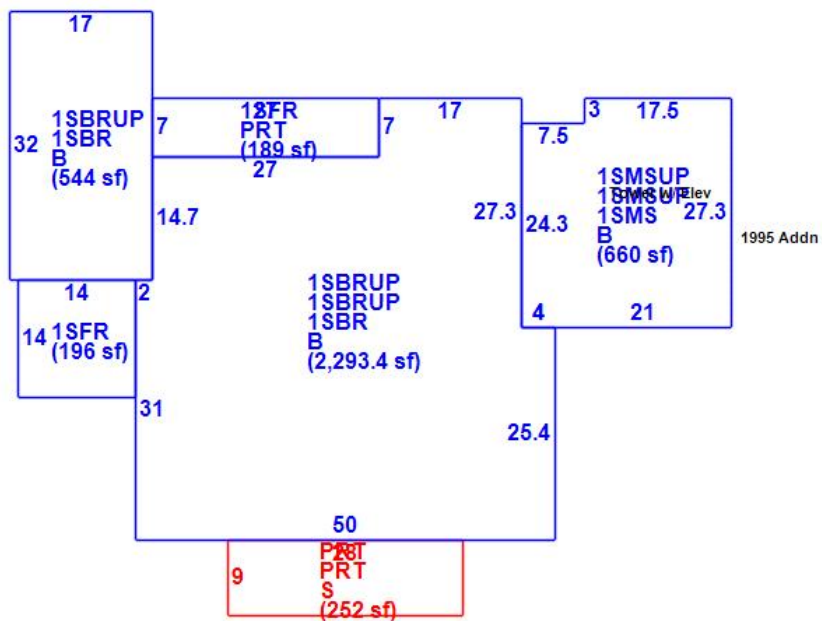
Details for Commercial Building 1

|                    |                       |
|--------------------|-----------------------|
| <b>Year Built:</b> | <b>Finished Area:</b> |
| 1845               | 14,333                |

## Commercial Card 1 Photo/Sketch



Carriage Hse is -013B



Section 1

|                  |                          |
|------------------|--------------------------|
| Year Built:      | 1845                     |
| Style:           | Unknown Commercial Style |
| Model:           | Commercial               |
| Framing Class:   | Fire Resistant           |
| Perimeter Shape: | UNKNOWN                  |
| Perimeter:       | 357                      |
| Wall Height:     | 10                       |
| Section Area:    | 2615                     |
| Sprinkler Area:  | 2615                     |
| HVAC:            | N/A                      |

Building Sub-Areas (sq ft)

| Code   | Description                   | Gross Area | Living Area |
|--------|-------------------------------|------------|-------------|
| 1SBR   | 1 Story Brick - Fin           | 2,837      | 2,837       |
| 1SBRUP | 1 Story Brick - Upper - Fin   | 5,130      | 5,130       |
| 1SFR   | 1 Story Frame - Fin           | 385        | 385         |
| 1SMS   | 1 Story Masonry - Fin         | 660        | 660         |
| 1SMSUP | 1 Story Masonry - Upper - Fin | 1,320      | 1,320       |
| B      | Bsmt                          | 3,497      | 0           |
| PRT    | Portico                       | 693        | 0           |
| S      | Slab                          | 252        | 0           |
| Totals |                               | 14,774     | 10,332      |

| Assessment History |           |              |             |
|--------------------|-----------|--------------|-------------|
| Year               | Land      | Improvements | Total       |
| 2025               | \$815,000 | \$2,708,000  | \$3,523,000 |
| 2024               | \$815,000 | \$2,708,000  | \$3,523,000 |
| 2023               | \$815,000 | \$2,708,000  | \$3,523,000 |
| 2022               | \$815,000 | \$2,465,000  | \$3,280,000 |
| 2021               | \$817,000 | \$2,106,000  | \$2,923,000 |
| 2020               | \$817,000 | \$2,106,000  | \$2,923,000 |
| 2019               | \$817,000 | \$2,106,000  | \$2,923,000 |
| 2018               | \$817,000 | \$2,106,000  | \$2,923,000 |
| 2017               | \$817,000 | \$2,106,000  | \$2,923,000 |
| 2016               | \$818,000 | \$2,105,000  | \$2,923,000 |
| 2015               | \$694,000 | \$1,599,000  | \$2,293,000 |
| 2014               | \$694,000 | \$1,599,000  | \$2,293,000 |
| 2013               | \$694,000 | \$1,599,000  | \$2,293,000 |
| 2012               | \$694,000 | \$1,599,000  | \$2,293,000 |
| 2011               | \$694,000 | \$1,599,000  | \$2,293,000 |
| 2010               | \$694,000 | \$1,599,000  | \$2,293,000 |
| 2009               | \$694,000 | \$1,598,700  | \$2,292,700 |
| 2008               | \$684,000 | \$707,000    | \$1,391,000 |
| 2007               | \$594,000 | \$707,000    | \$1,301,000 |
| 2006               | \$503,200 | \$598,900    | \$1,102,100 |
| 2005               | \$495,000 | \$368,500    | \$863,500   |

## Map



Copyright Text: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

## 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**

PROPERTY OWNER: The Garden Club of Virginia PHONE: (Home) ( ) ( ) (Mobile) ( 804 ) 643-4137  
ADDRESS 12 E Franklin Street FAX: ( ) ( ) (Work) ( ) ( )  
RICHMOND, VA 23219 E-mail Address: kcarboney66@icloud.com

**PROPERTY OWNER'S**

REPRESENTATIVE: Nelson Byrd Woltz Landscape Architects PHONE: (Home) ( ) ( ) (Mobile) (434) 260-7475  
(Name/Address) 310 East Market Street FAX: ( ) ( ) (Work) ( ) ( )  
Charlottesville, VA 22902 E-mail Address: nbroth@nbwla.com

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

PROPERTY ADDRESS (ES) 12 East Franklin Street  
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER \_\_\_\_\_  
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-509.2(c)  
APPLICATION REQUIRED FOR: A sign permit to erect a new freestanding sign.  
TAX PARCEL NUMBER(S): W000-0083/013 ZONING DISTRICT: RO-3 (Residential-Office)  
REQUEST DISAPPROVED FOR THE REASON THAT: The proposed sign is not permitted as the yard (setback) requirement is not met. A five foot (5') setback is required from any street line: 6" is proposed off the street line along East Franklin Street.  
DATE REQUEST DISAPPROVED: September 12, 2025 FEE WAIVER: YES ☐ NO: ☒  
DATE FILED: 9/12/2025 TIME FILED: 3:07 p.m. PREPARED BY: Colleen Dang RECEIPT NO. BZAC-172895-2025  
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) 15 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: 9/24/25

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

CASE NUMBER: BZA 40-2025 HEARING DATE: November 5, 2025 AT 1:00 P.M.

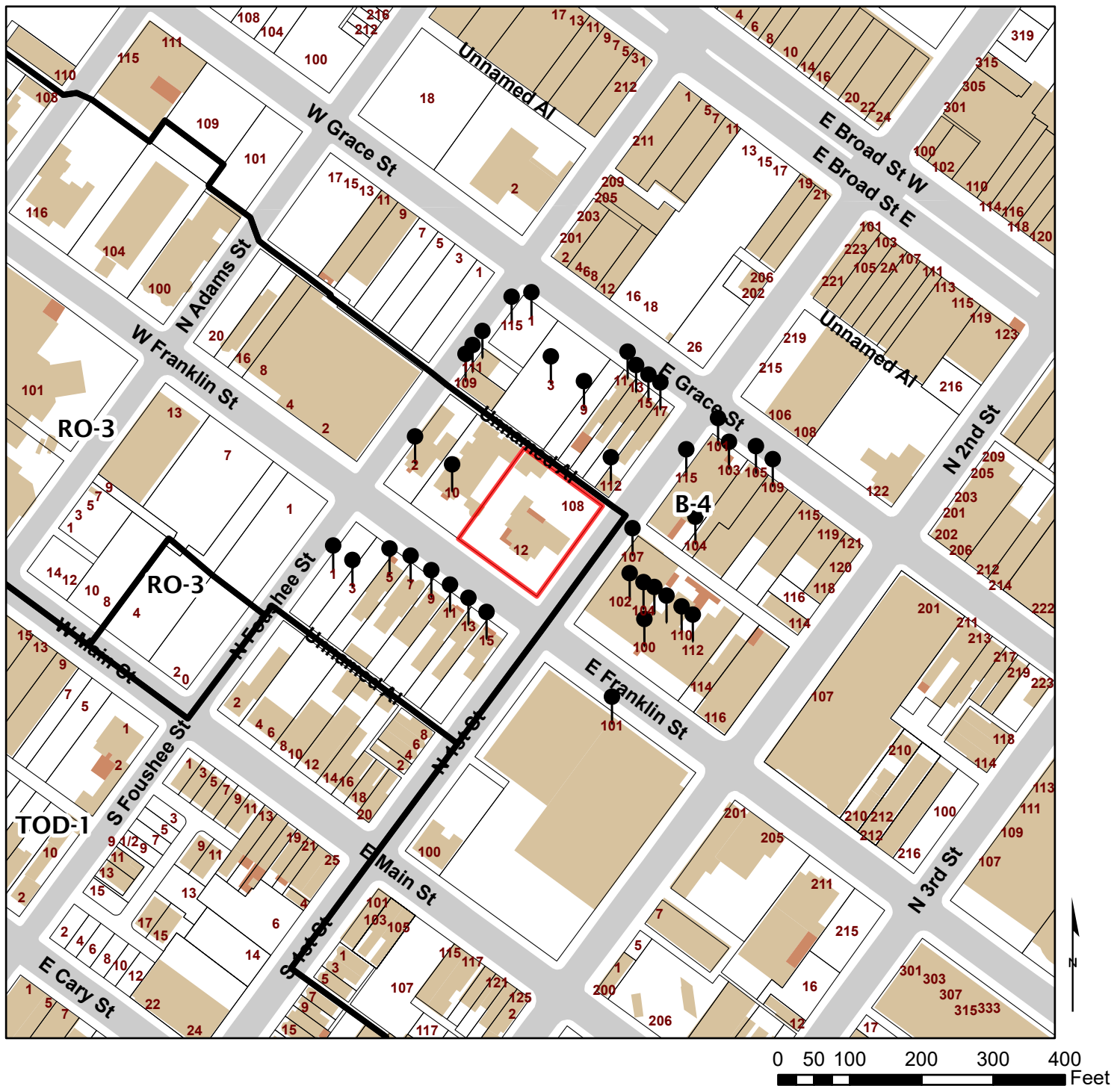
BOARD OF ZONING APPEALS CASE BZA 40-2025  
150' Buffer

APPLICANT(S): The Garden Club of Virginia

PREMISES: 12 East Franklin Street  
(Tax Parcel Number W000-0083/013)

SUBJECT: A sign permit to erect a new freestanding sign.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-509.2(c)  
of the Zoning Ordinance for the reason that:  
The proposed sign is not permitted as the 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:

*Kris Carbone*  
*Garden Club of Virginia President*  
Revised: November 10, 2020



# **KENT-VALENTINE HOUSE**

**GARDEN CLUB OF VIRGINIA: BOARD OF ZONING APPEALS -  
SPECIAL EXEMPTION APPLICATION**

**Nelson Byrd Woltz Landscape Architects**

GARDEN CLUB OF VIRGINIA

**KENT-VALENTINE HOUSE:** *FREESTANDING SIGN SPECIAL EXEMPTION REQUEST*

**CONTENTS:**

**8.5x11" Survey and Site Plans**

**8.5x11" Reduced Elevation Drawing and Perspectives**

**Supplementary Material:**

Existing Condition Site Photos  
Request Intent Description & Design Narrative  
Precedent Signs of Neighbors on E Franklin Street

**ATTACHMENTS:**

**Complete Set of Scaled Site Plans (not reduced)**

**Elevation Drawing**

**Perspective Illustrations**

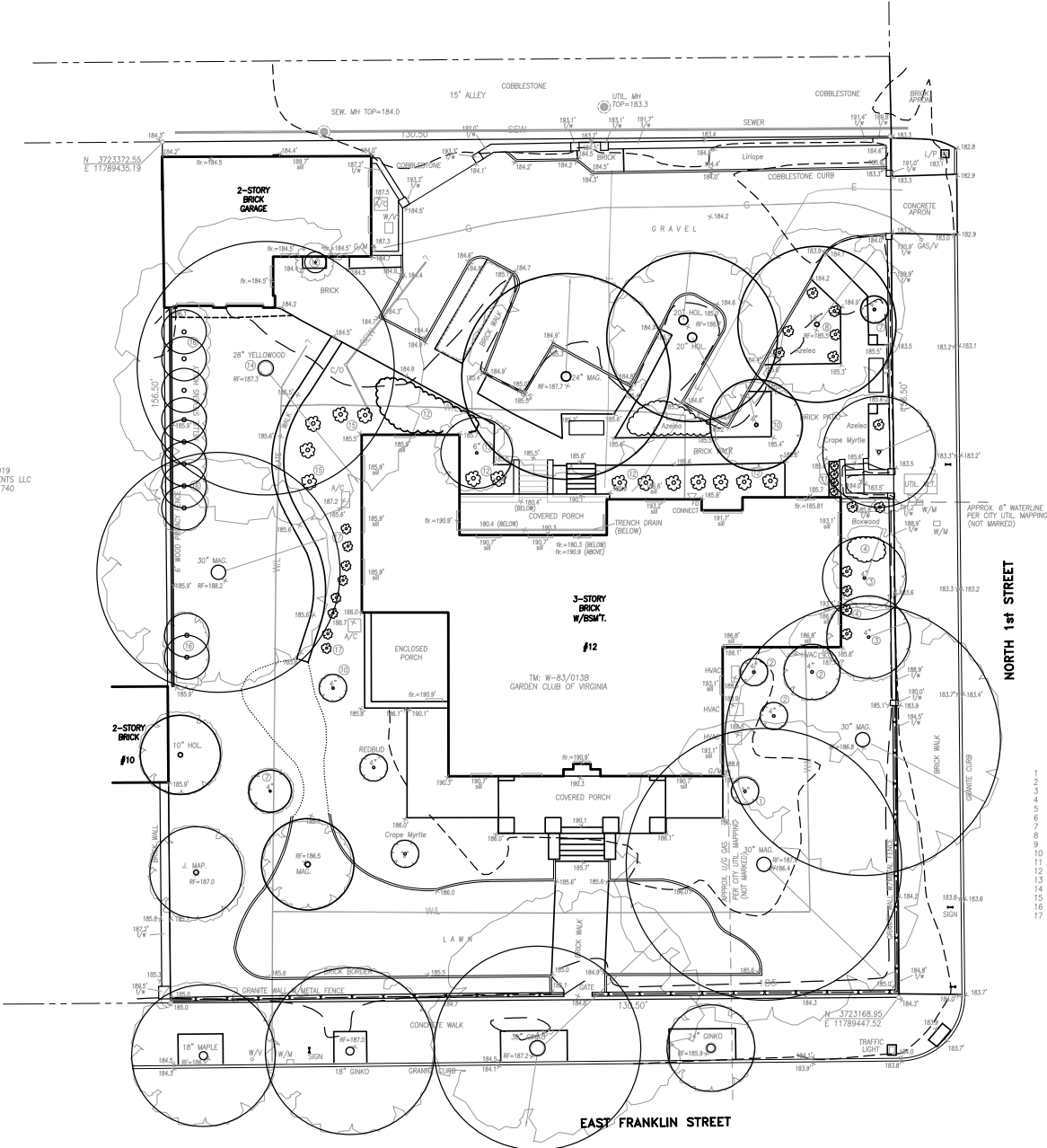
**Signed Application**

**Signed Checklist**

**Signed Presentation Guidance Document**

GARDEN CLUB OF VIRGINIA  
KENT-VALENTINE HOUSE  
EXISTING SURVEY

TM: W-83/019  
CONFER INVESTMENTS LLC  
INST. 2023-1740



- 1 Camellia Sasanqua
- 2 Magnolia Virginiana
- 3 Chionanthus Virginica
- 4 Sarcococca Confusa
- 5 Buxus Sempervirens
- 6 Lagerstromia X
- 7 Cornus Kousa
- 8 Ostrya
- 9 Azalea
- 10 Amelanchier Canadensis
- 11 Taxus X Media
- 12 Camellia Japonica
- 13 Syringa Japonica
- 14 Cladostria Kentuckea
- 15 Hydrangea Macrophylla
- 16 Ilex (Nellee P. Stevens)
- 17 Taxus Baccata Repandens

LOCATION OF U/G UTILITIES SHOWN ON THIS MAP IS BASED ON FIELD OBSERVATION AND RECORD INFORMATION. ADDITIONAL U/G UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.

WETLANDS (IF ANY) AND RESOURCE PROTECTION AREA LIMITS ARE NOT SHOWN ON THIS SURVEY.

BUILDING SETBACKS OR OTHER ZONING CONDITIONS NOT DETERMINED FOR THIS MAP. COMPLIANCE WITH APPLICABLE ZONING ORDINANCES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.

VERTICAL DATUM ASSUMED

CONTOUR INTERVAL: 1 FOOT.

THIS EXISTING CONDITIONS SURVEY IS BASED ON A FIELD SURVEY PERFORMED BY BRUCE ROBERTSON LAND SURVEYING, P.C. ON 11/21/24.





**Bruce Robertson Land Surveying, P.C.**  
8800 August 24, Suite 100, Richmond, VA 23210 Phone: 804-680-0881

SURVEY SHOWING EXISTING CONDITIONS  
ON PROPERTY LOCATED AT  
12 EAST FRANKLIN STREET  
CITY OF RICHMOND, VIRGINIA

Date: 11/21/24  
Scale: 1"=10'

Rev. 12/17/24  
add utility info.

| NO. | Date       | Issues/Revisions |
|-----|------------|------------------|
| 1   | 07.11.2025 | 100% DD Set      |
| 2   | 07.25.2025 | City Pre-App     |

STAMP

DRAFT  
NOT FOR  
CONSTRUCTION

PROJECT NAME

Kent Valentine House  
Richmond,  
Virginia

12 E Franklin St, Richmond, VA 23219

PROJECT NO.: GCV2401  
DRAWN BY: JL, CN, MK  
CHECKED BY: JJ, JL

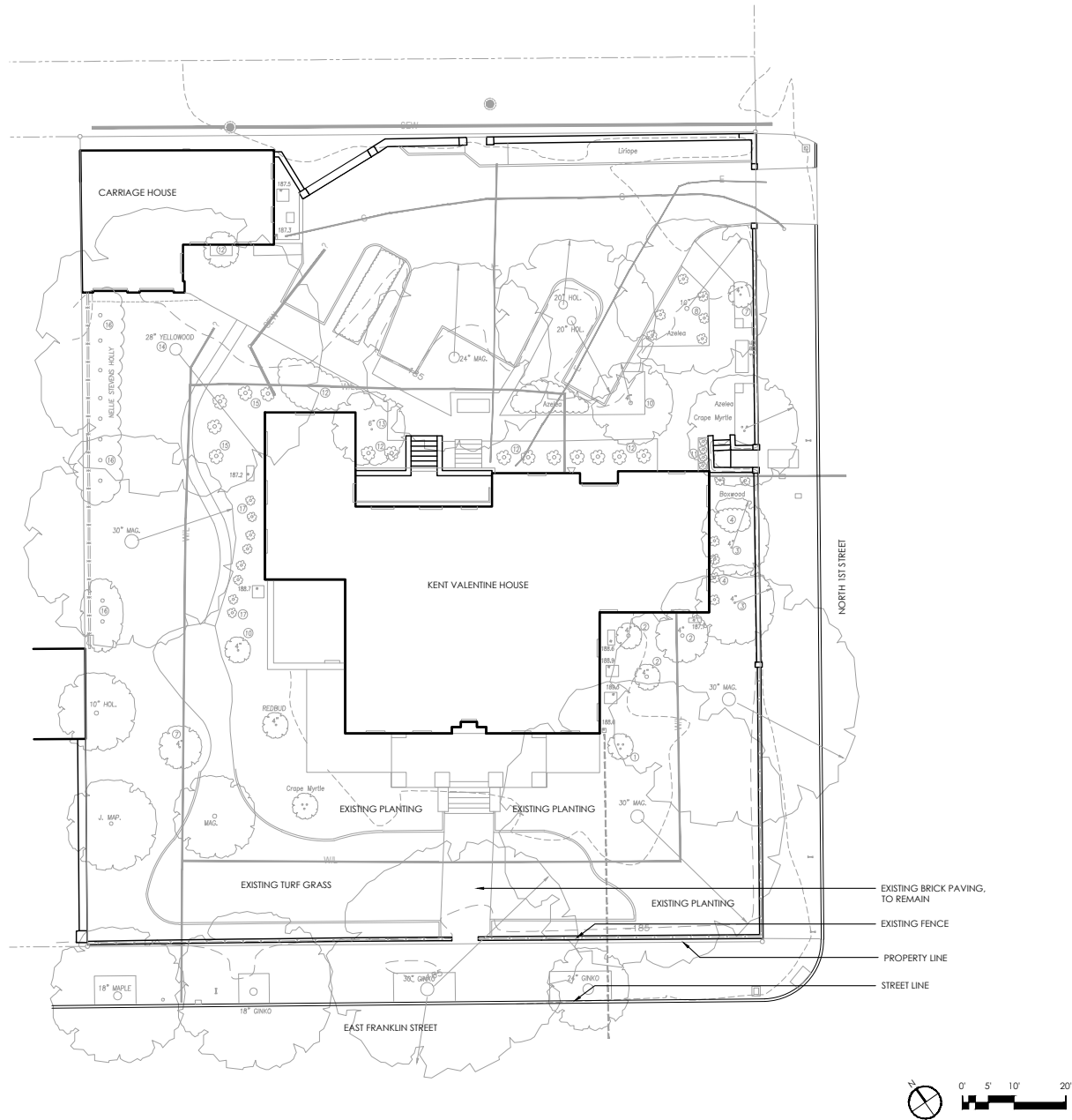
DRAWING TITLE

EXISTING SITE  
PLAN

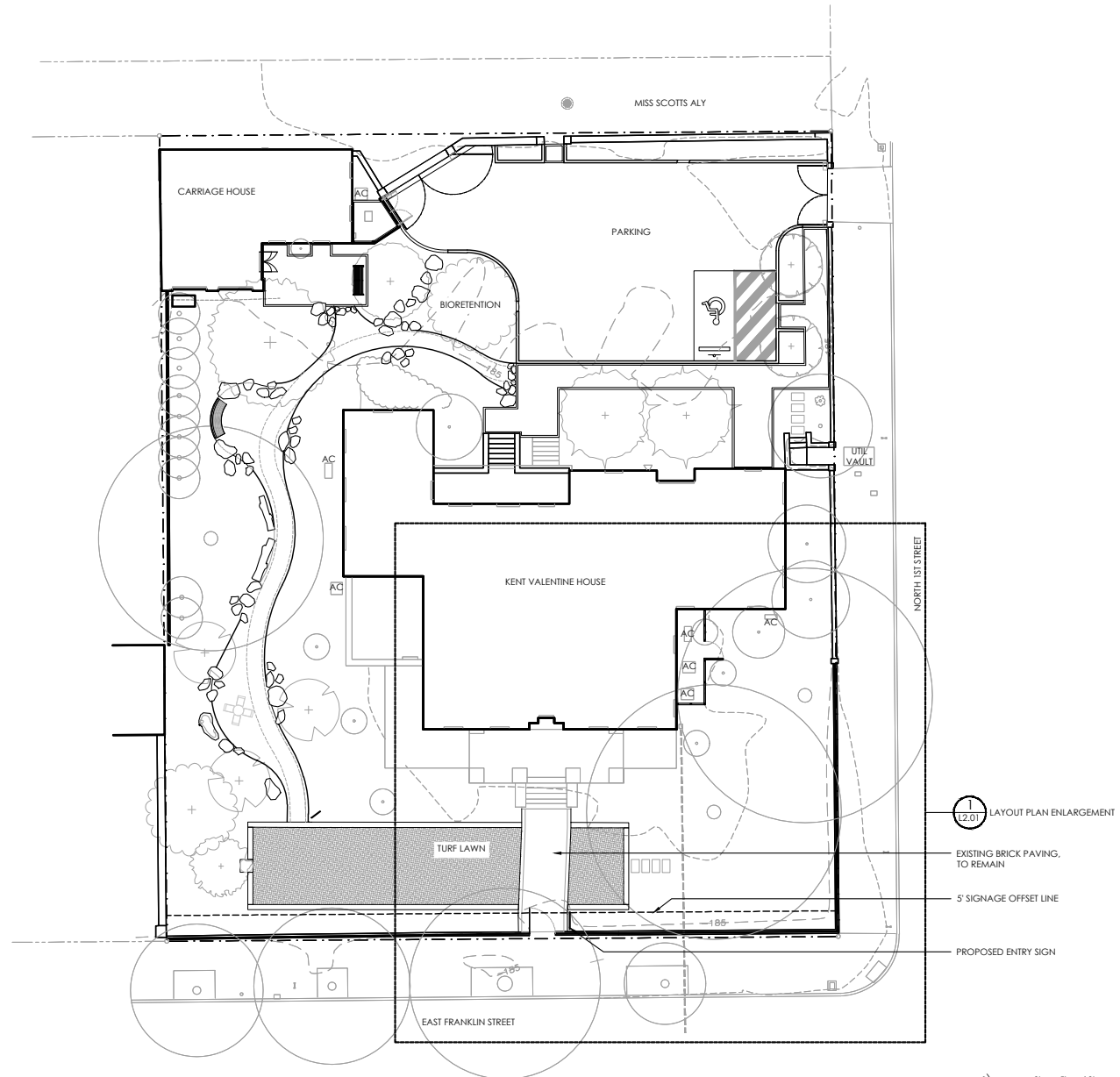
DATE: JULY 25, 2025  
SCALE: AS NOTED

DRAWING NUMBER

L0.02



- NOTES:
1. ALL PATH CENTERLINES TO BE SURVEYED & STAKED IN THE FIELD PER LANDSCAPE ARCHITECT DWGS PRIOR TO INSTALLATION. STAKES TO BE LOCATED EVERY 25' O.C. ALONG CENTERLINES. POINTS OF INTERSECTIONS TO BE CLEARLY NOTED. LANDSCAPE ARCHITECT TO PROVIDE CAD FILES TO SURVEYOR AS NEEDED. LANDSCAPE ARCHITECT TO FIELD VERIFY PATHS PRIOR TO INSTALLATION.
  2. ALL STEEL EDGING CURVES TO BE LAID OUT IN FIELD BY LANDSCAPE ARCHITECT.
  3. BOULDER PLACEMENT AND LOCATION TO BE LAID OUT BY CONTRACTOR IN FIELD IN COLLABORATION WITH LANDSCAPE ARCHITECT. FINAL LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT.



Nelson Byrd Woltz  
Landscape Architects

310 East Market Street  
Charlottesville  
VA 22902

T 434.984.1358  
F 434.984.4158  
[www.nbwla.com](http://www.nbwla.com)

| NO. | Date       | Issues/Revisions |
|-----|------------|------------------|
| 1   | 07.11.2025 | 100% DD Set      |
| 2   | 07.25.2025 | City Pre-App     |

DRAFT  
NOT FOR  
CONSTRUCTION

Kent Valentine  
House  
Richmond,  
Virginia

12 E Franklin St, Richmond, VA 23219

PROJECT NO.: GCV2401  
DRAWN BY: JL, CN, MK  
CHECKED BY: JJ, JL

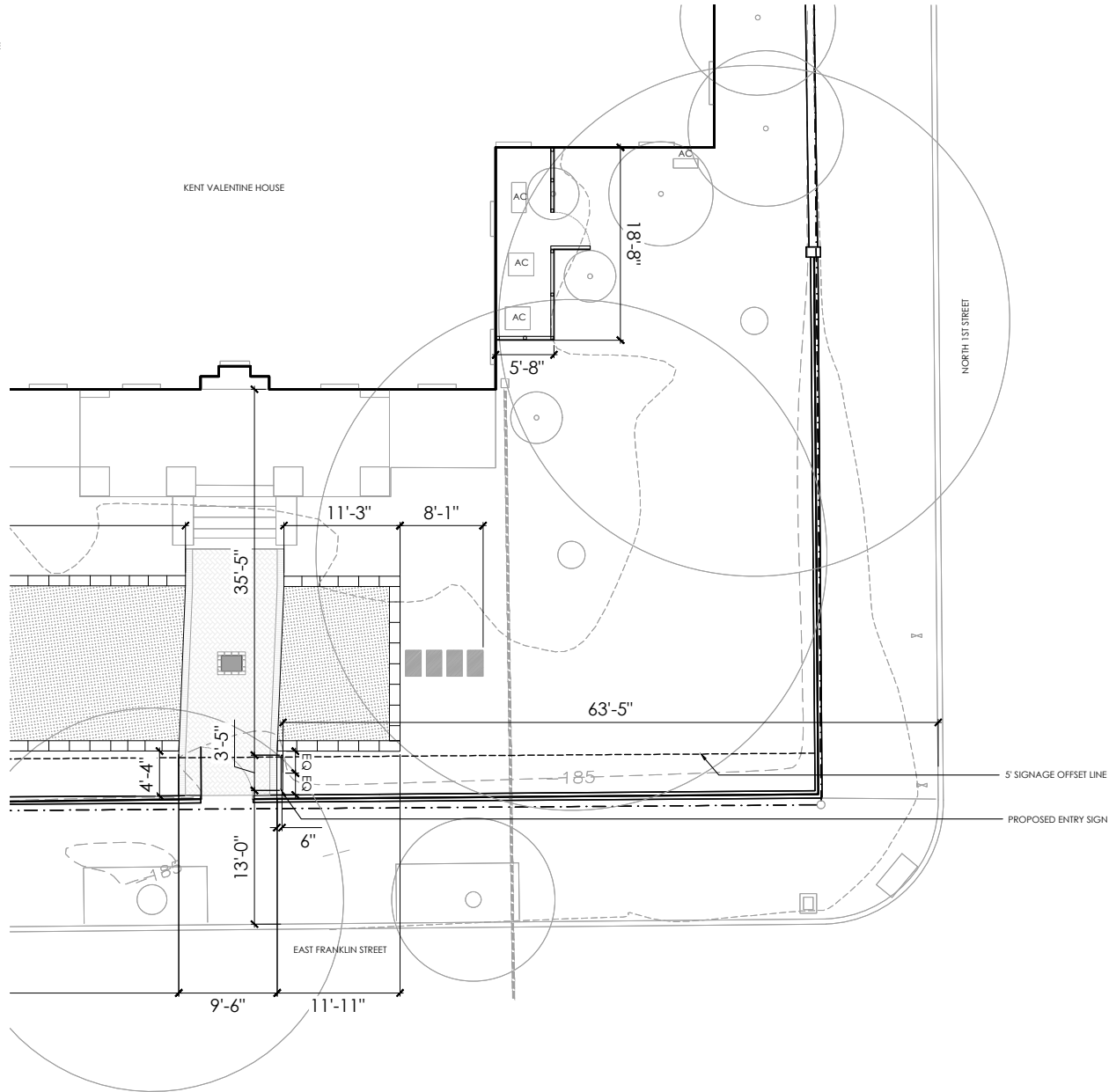
DRAWING TITLE  
LAYOUT PLAN

DATE: JULY 25, 2025  
SCALE: AS NOTED

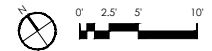
DRAWING NUMBER  
L2.00

NOTES:

1. ALL PATH CENTERLINES TO BE SURVEYED & STAKED IN THE FIELD PER LANDSCAPE ARCHITECT DWGS PRIOR TO INSTALLATION. STAKES TO BE LOCATED EVERY 25' O.C. ALONG CENTERLINES. POINTS OF INTERSECTIONS TO BE CLEARLY NOTED. LANDSCAPE ARCHITECT TO PROVIDE CAD FILES TO SURVEYOR AS NEEDED. LANDSCAPE ARCHITECT TO FIELD VERIFY PATHS PRIOR TO INSTALLATION.
2. ALL STEEL EDGING CURVES TO BE LAID OUT IN FIELD BY LANDSCAPE ARCHITECT.
3. BOULDER PLACEMENT AND LOCATION TO BE LAID OUT BY CONTRACTOR IN FIELD IN COLLABORATION WITH LANDSCAPE ARCHITECT. FINAL LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT.



1 L2.00 LAYOUT PLAN ENLARGEMENT: FRONT SIGN AS NOTED



Nelson Byrd Woltz  
Landscape Architects

310 East Market Street  
Charlottesville  
VA 22902

T 434.984.1358  
F 434.984.4158  
www.nbwla.com

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DRAFT  
NOT FOR  
CONSTRUCTION

PROJECT NAME  
Kent Valentine  
House  
Richmond,  
Virginia

12 E Franklin St, Richmond, VA 23219

PROJECT NO.: GCV2401  
DRAWN BY: JL, CN, MK  
CHECKED BY: JJ, JL

DRAWING TITLE  
LAYOUT PLAN  
ENLARGEMENT

DATE: JULY 25, 2025  
SCALE: AS NOTED

DRAWING NUMBER  
L2.01

GARDEN CLUB OF VIRGINIA  
**KENT VALENTINE HOUSE:** *PROPOSED ENTRY SIGN*

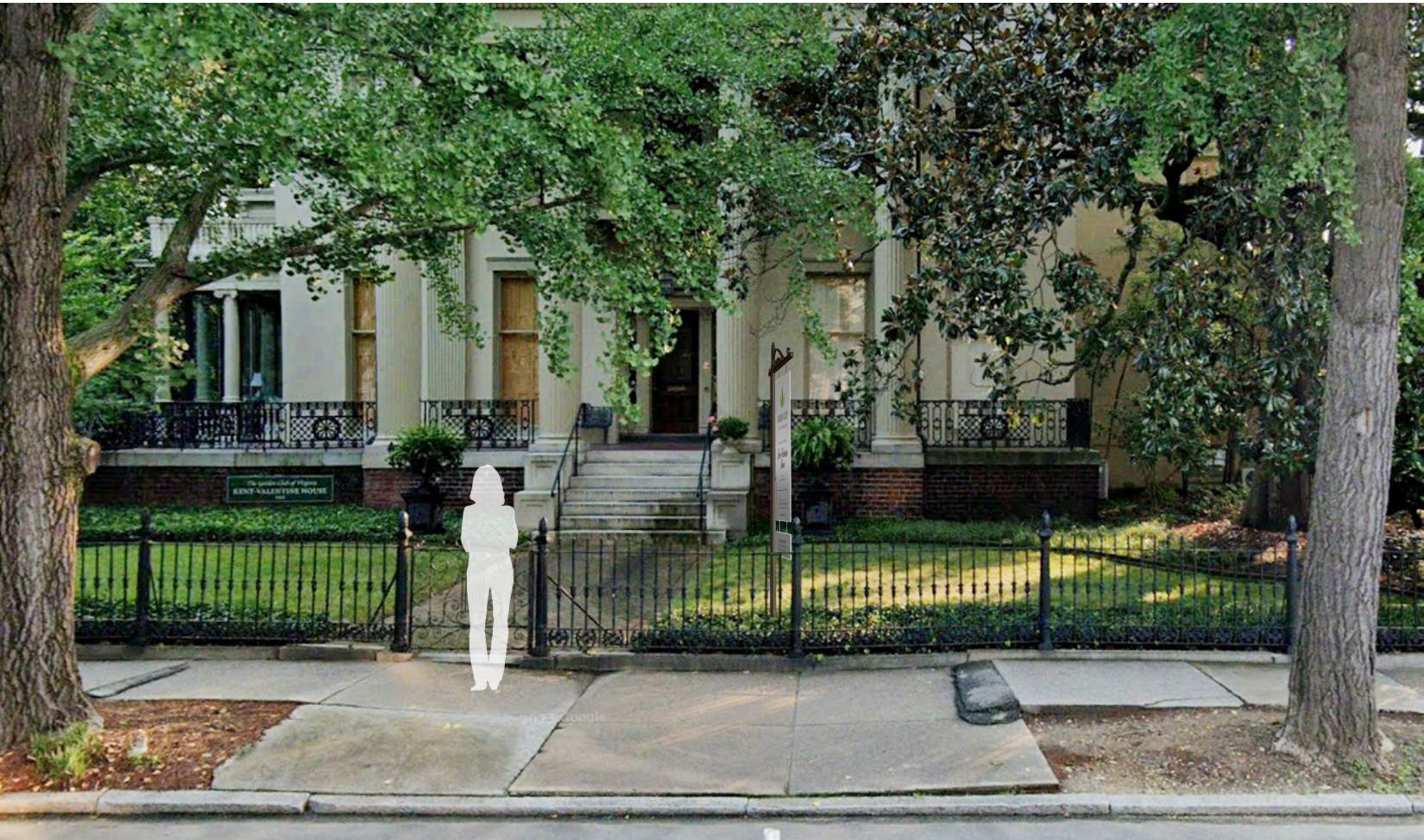


GARDEN CLUB OF VIRGINIA  
**KENT VALENTINE HOUSE:** PROPOSED ENTRY SIGN, LOOKING SOUTHEAST ON FRANKLIN STREET



GARDEN CLUB OF VIRGINIA

**KENT VALENTINE HOUSE:** PROPOSED ENTRY SIGN, LOOKING NORTHEAST AT FRONT OF HOUSE FROM FRANKLIN STREET



# **ADDITIONAL SUPPORTING MATERIAL**

GARDEN CLUB OF VIRGINIA  
**KENT-VALENTINE HOUSE**  
**REQUEST INTENT & NARRATIVE**

Dear Zoning Administration and the Board of Zoning Appeals,

Please accept this application and addenda of supporting information, on behalf of the Garden Club of Virginia, as our request for a special exemption to locate 1 (one) new freestanding sign at the public street entrance of the Kent-Valentine House on Franklin Street. As the Garden Club of Virginia's headquarters in the Commonwealth, the garden and landscape of this historic property are the public-facing entrance to the Club. The reimagined design for the landscape of the Kent-Valentine House will be host to many Club gatherings, membership meetings, and public tours and events.

Accordingly, we have proposed an attractively design, contextual freestanding entry sign to improve navigation, access, and public awareness of the Club and its green garden oasis within the Downtown. We have proposed the sign location within the prescribed RO-3 zoning sign setback of 5 feet from the street line to achieve the above goal and address existing challenges and confusion when Club members and public visitors alike try to find what should be the central beacon of our Mission.

We have arrived at this location after attempting to meet the setback requirements through several design iterations which were deemed unsuccessful. As such, we do not arrive at this request for a special exemption lightly. We feel strongly that this proposed location is appropriate for this particular property on Franklin Street based on multiple factors and reasons, including but not limited to:

- + Maintain sightlines from E Franklin Street one-way vehicular traffic, as well as the wide sidewalk and cycle track.
- + Given the active transportation priority for E Franklin Street, establish a contextual yet attractive entry sign that is visible and noticeable from people walking, biking, and rolling down the street in front of the property.
- + Prevent conflicts with existing large trees, as well as with the significant amount of new native planting that is proposed for throughout the garden.
- + Prevent circulation conflicts or removal of the existing brick entry walkway, as well as with the proposed reconfigured and right-sized turf lawn panel, which will be the open welcoming to visitors entering the property from E Franklin Street and home to Garden Club events and activities.

We look forward to answering any questions you may have about our application in advance of the November 5th presentation date, and to providing any further information which you need in order to consider your decision.

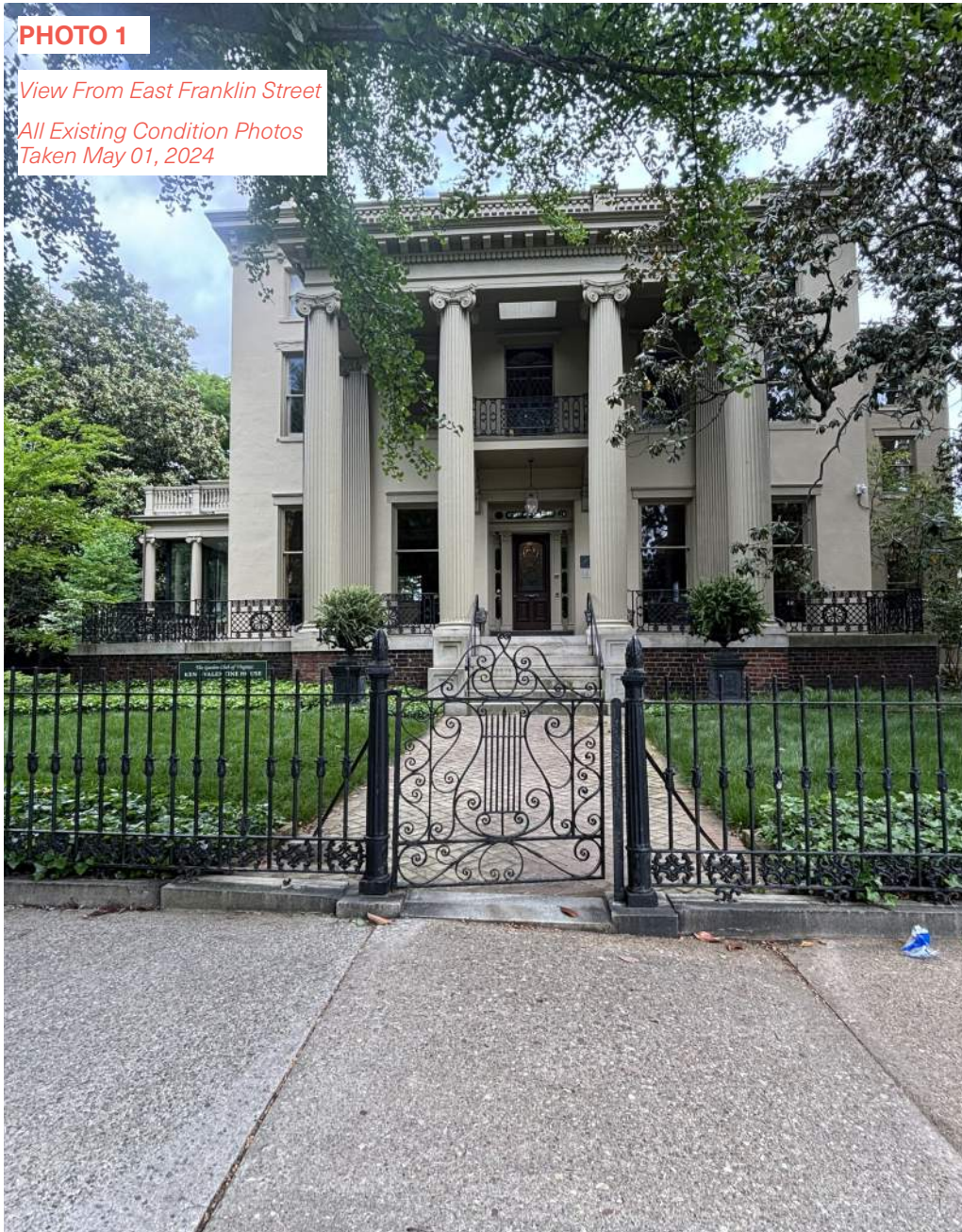
With respect,

**Nelson Byrd Woltz Landscape Architects**

**PHOTO 1**

*View From East Franklin Street*

*All Existing Condition Photos  
Taken May 01, 2024*



**PHOTO 2**



**PHOTO 3**

*View From Southwest  
Corner of Garden*



GARDEN CLUB OF VIRGINIA  
**KENT-VALENTINE HOUSE**  
PRECEDENT NEIGHBORING SIGNS

