



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

September 9, 2025

Eastern Edge Development LLC  
1475 N Easterly Terrace  
Los Angeles, CA 90026

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

To Whom It May Concern:

**RE: BZA 36-2025**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, October 1, 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 building permits to construct two new single-family (attached) dwellings at 2508 Q STREET (Tax Parcel Number E000-0519/018), located in a UB (Urban Business) 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 **899 614 784#**. 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 October 1, 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 36-2025  
Page 2  
September 9, 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.

1123 N 25th Street Llc  
1107 N 35th St  
Richmond, VA 23223

2518 Q Street Series Of Hope & Love  
Housing Business Trust  
10307 W Broad St #335  
Glen Allen, VA 23060

Apple 9 Llc  
11633 Wilton Dr  
Chester, VA 23831

Bowes Lauren M  
2512 Q St  
Richmond, VA 23223

Christian Joan B & Morris H Jr  
1608 S Meadow St  
Richmond, VA 23220

City Of Richmond Public Works  
900 E Broad St Rm 1000  
Richmond, VA 23219

Clarke Gerald L And Audrey  
720 E Gladstone Ave  
Richmond, VA 23222

Coley Tonya Lanae  
1108 N 26th St  
Richmond, VA 23223

Cooper Frank C  
8 Watson Ln  
Richmond, VA 23223

Eco Marble & Granite Inc  
4297 Carolina Ave  
Richmond, VA 23222

Eleven Eleven 25th Llc  
Po Box 7959  
Richmond, VA 23223

Heard Zora Ruby  
1114 N 26th St  
Richmond, VA 23223

Hourin Scott T & Lisa A Trustees Tru  
2524 Q St  
Richmond, VA 23223

Jones Edward L R  
1105 N 25th St  
Richmond, VA 23223

Kline Betsy  
2522 Q St  
Richmond, VA 23223

Maggie Walker Community Land Trust  
203 N Robinson St  
Richmond, VA 23220

Nasser Real Estate Llc  
2438 Venable St  
Richmond, VA 23223

Ntsh Llc  
201 N Hamilton St  
Richmond, VA 23221

Ramani Siaprabha  
1118 N 26th St  
Richmond, VA 23223

Rhee Sam P And Nassar Ali  
10605 Joseph Ct  
Glen Allen, VA 23060

Robinson Brittany T And Driggers Michael  
James Robert  
1110 N 26th St  
Richmond, VA 23223

Vaughan Kimberly Dianne  
1106 N 26th St  
Richmond, VA 23223

## City of Richmond, VA Report

### Property Owner

**Name:** EASTERN EDGE DEVELOPMENT LLC

**Mailing Address:** 1475 N EASTERKT TER  
LAS ANGELES, CA 90026

**Parcel Use:** B Commercial Vacant Land

**Neighborhood:** 425

### Property Information

**Property Address:** 2510 Q St  
2508 Q St

**PIN** E0000519018


**Size:** 0.111 Acres, 4830.000 Square Feet

**Property Description:** L43; 0040.25X0120.00 0000.000

### Current Assessment

Year	Land	Improvements	Total
2026	\$50,000	\$0	\$50,000

### Deed Transfers

Recordation Date	Book	Page	Deed Type	Consideration	 Grantee
7/30/2018	ID2018	15558	SC	\$96,250	EASTERN EDGE DEVELOPMENT LLC
7/20/2009	ID2009	16174	DG	\$0	WILDCAT INVESTMENTS LLC
3/5/2009	ID2009	4344	BS	\$25,900	MORRIS JERMAINE T
10/31/2008	ID2008	28346	BS	\$25,000	UHO LLC
5/8/1981	00781	1081	N/A	\$0	SAUNDERS GRACIE L AND
12/8/1980	000775	02091	N/A	\$13,500	Not Available
11/24/1980	000775	00766	N/A	\$11,500	Not Available
1/14/1980	000762	01635	N/A	\$12,000	Not Available
1/1/1900	000762	01635	N/A	\$12,000	Not Available

Assessment History			
Year	Land	Improvements	Total
2025	\$50,000	\$0	\$50,000
2024	\$50,000	\$0	\$50,000
2023	\$50,000	\$0	\$50,000
2022	\$50,000	\$0	\$50,000
2021	\$29,000	\$0	\$29,000
2020	\$29,000	\$0	\$29,000
2019	\$29,000	\$0	\$29,000
2018	\$27,000	\$0	\$27,000
2017	\$27,000	\$0	\$27,000
2016	\$27,000	\$0	\$27,000
2015	\$20,000	\$0	\$20,000
2014	\$20,000	\$0	\$20,000
2013	\$20,000	\$0	\$20,000
2012	\$31,000	\$0	\$31,000
2011	\$31,000	\$27,000	\$58,000
2010	\$31,000	\$27,000	\$58,000
2009	\$31,200	\$26,600	\$57,800
2008	\$31,200	\$26,600	\$57,800
2007	\$31,200	\$26,600	\$57,800
2006	\$10,000	\$26,600	\$36,600
2005	\$10,000	\$25,300	\$35,300

## 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: Eastern Edge Development LLC PHONE: (Home) ( ) ( ) (Mobile) ( ) ( )  
ADDRESS 1475 N Easterkt Ter FAX: ( ) ( ) (Work) ( ) ( )  
Las Angeles, CA 90026 E-mail Address:

### PROPERTY OWNER'S

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

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2508 Q Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-433.2(8)

APPLICATION REQUIRED FOR: Two building permits to construct two single-family attached dwellings.

TAX PARCEL NUMBER(S): E000-0519/018 ZONING DISTRICT: UB (Urban Business)

REQUEST DISAPPROVED FOR THE REASON THAT: The proposed use is not permitted as the commercial frontage requirement is not met. Dwelling units are permitted when contained within the same building as other permitted principal uses, provided that such dwelling units shall be located above the ground floor of the building or to the rear of other permitted principal uses so as not to interrupt commercial frontage in the district. No commercial use is proposed as two single-family attached dwelling units are proposed.

DATE REQUEST DISAPPROVED: August 14, 2025

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: August 14, 2025 TIME FILED: 2:06 p.m. PREPARED BY: Colleen Dang RECEIPT NO. BZAR-171561-2025

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) 5 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: 8/2/2025

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

CASE NUMBER: BZA 36-2025 HEARING DATE: October 1, 2025 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 36-2025  
150' Buffer

APPLICANT(S): Eastern Edge Development LLC

PREMISES: 2508 Q Street  
(Tax Parcel Number E000-0519/018)

SUBJECT: Building permits to construct two new single-family (attached) dwellings.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-433.2(8)  
of the Zoning Ordinance for the reason that:  
The proposed use is not permitted as the commercial frontage 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.

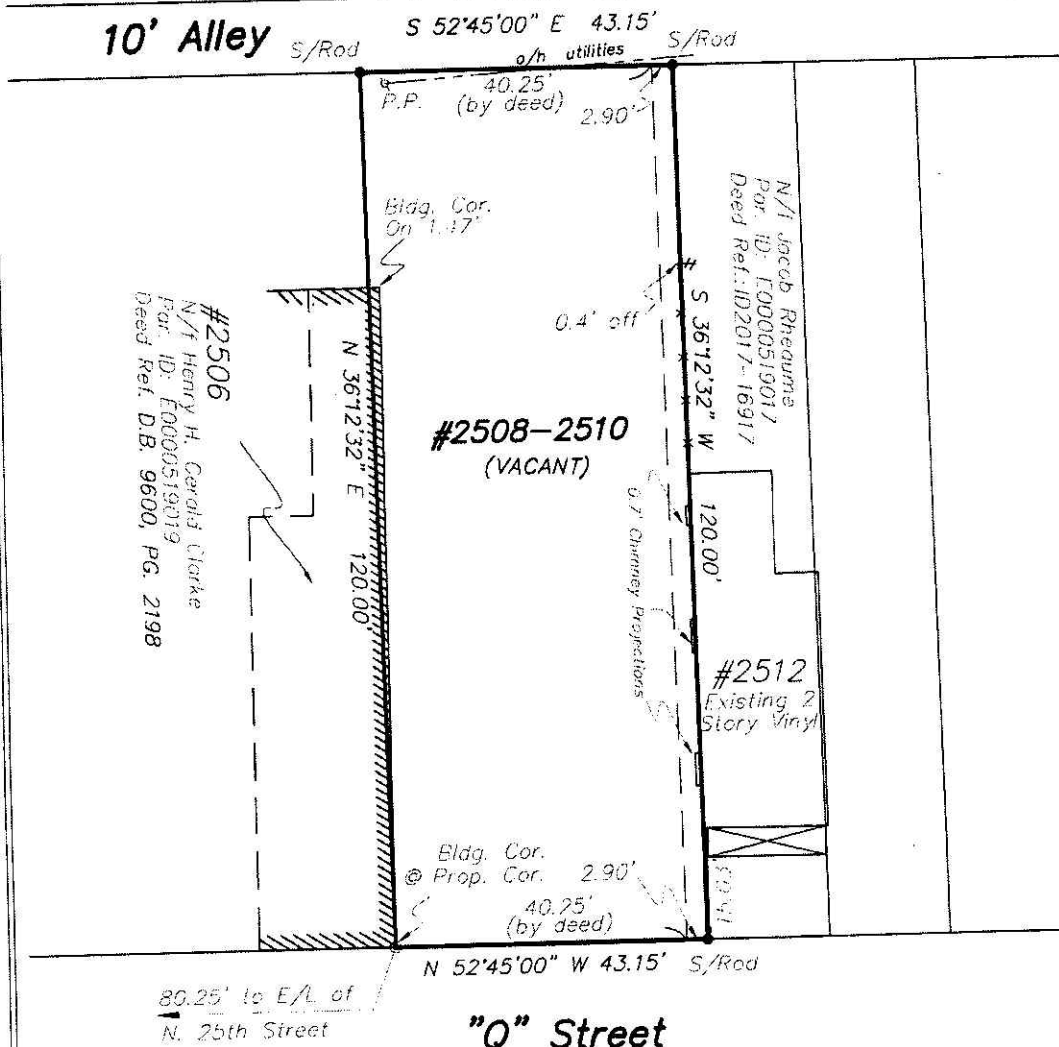
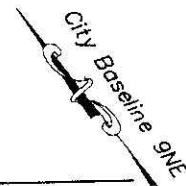
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please 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.

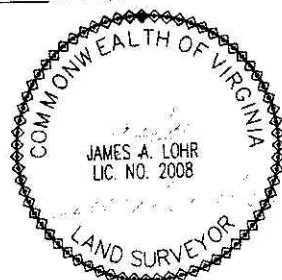
Acknowledgement of Receipt by Applicant or Authorized Agent: 

Current Owner: Eastern Edge Development, LLC  
Property Address: 2508-2510 Q Street  
Parcel ID: E0000519018

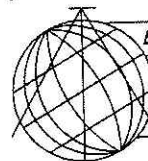


This is to certify that on 09/04/18 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 510129-0041E effective date of 07/16/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property is not in a Special Flood Hazard Area.



Plat Showing  
Location of Improvements on  
Property Known As  
2508-2510 "Q" Street  
City of Richmond, Virginia



Edwards, Kretz, Lohr & Associates, Inc.

Land Surveyors-Planners

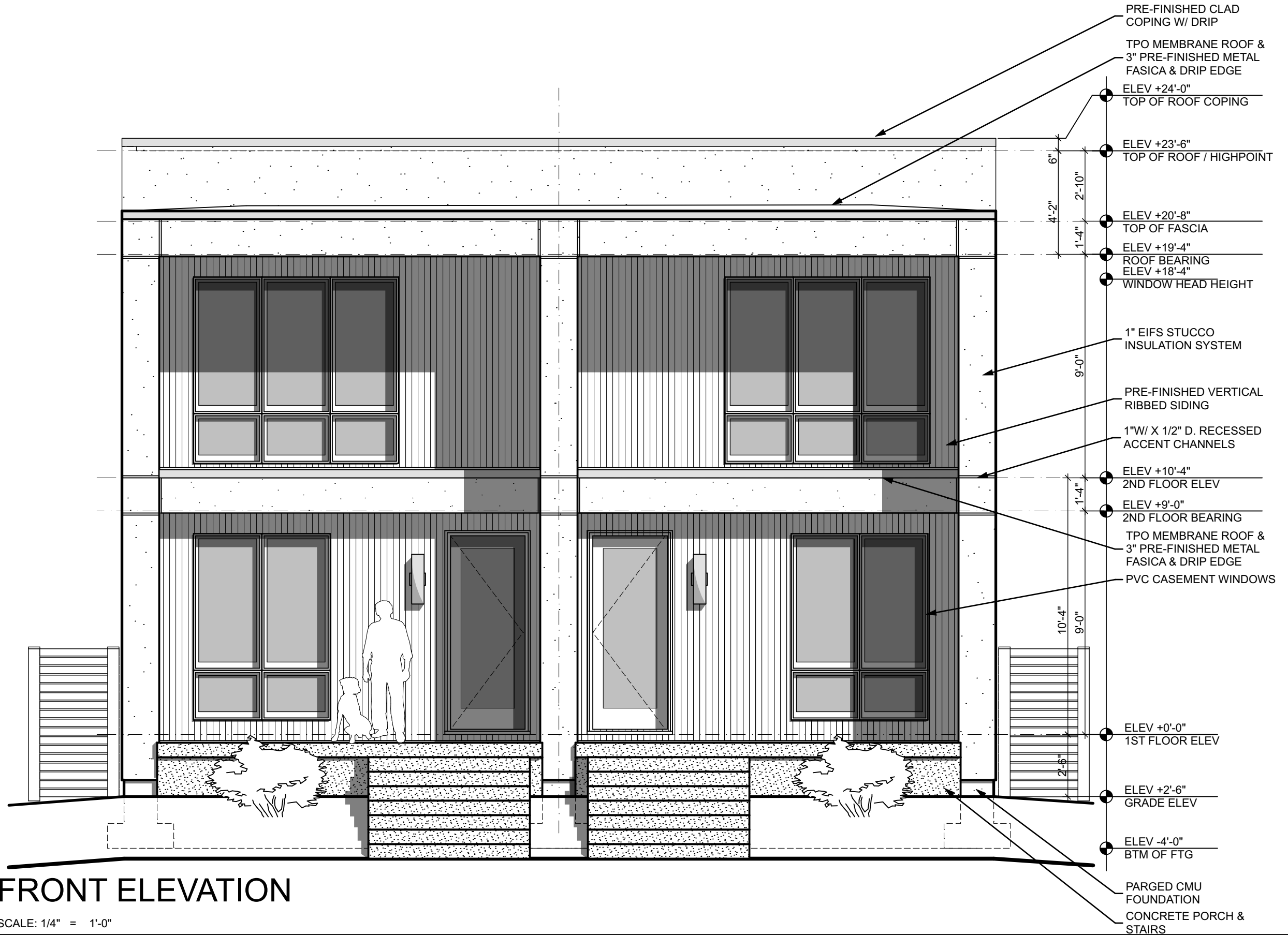
Virginia-North Carolina

1900 Byrd Avenue, Suite 203  
Richmond, Virginia, 23230  
Phone (804) 673-9666  
Fax (804) 673-9990

Scale: 1"=20'  
Drawn: TMN  
Job: 1535-18

Date: 10/14/2018  
Checked: JAL





FRONT ELEVATION

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

FRONT ELEVATION  
2508-2510 Q STREET RESIDENCES  
RICHMOND, VIRGINIA

SK-02  
8/13/25

PROJECT NO.: 25006





# REAR ELEVATION

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

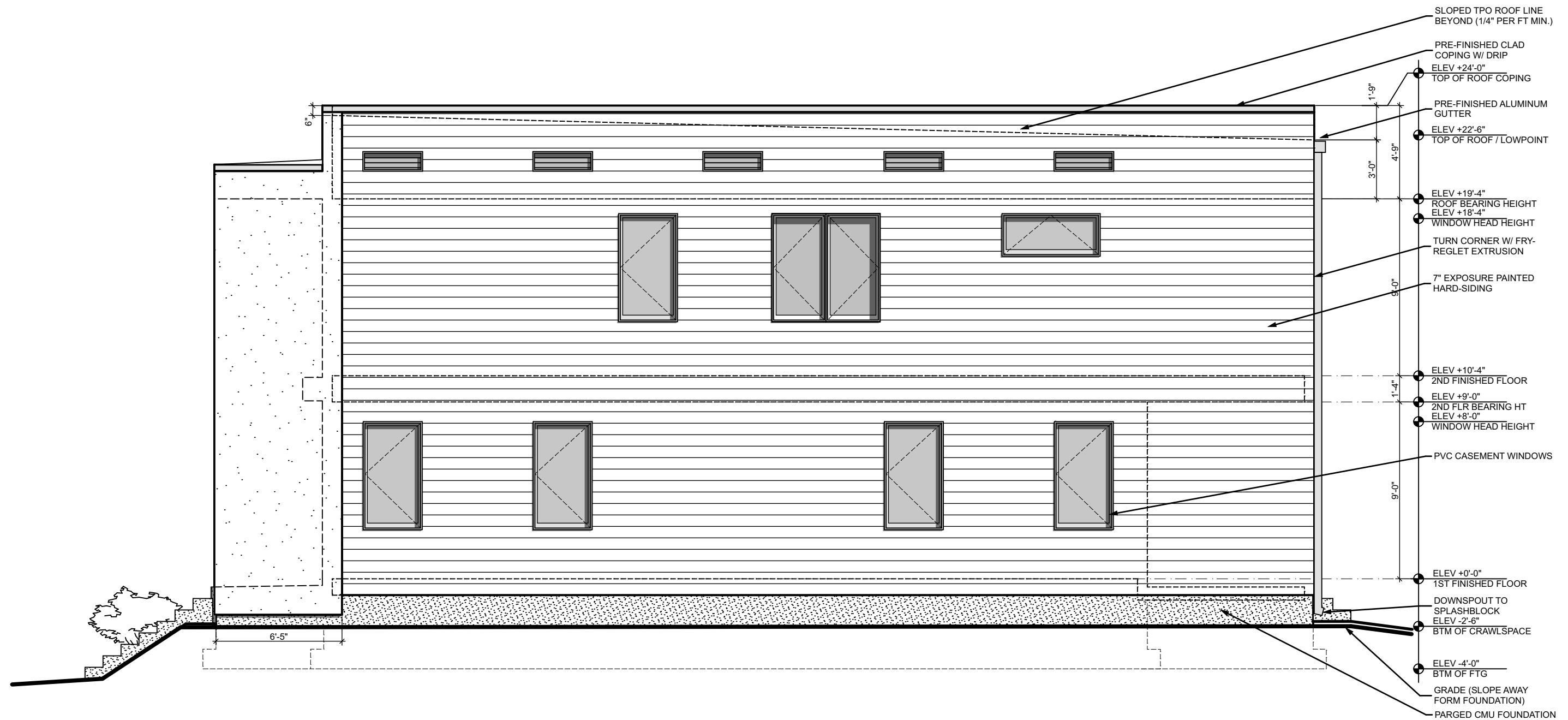
REAR ELEVATION  
 2508-2510 Q STREET RESIDENCES  
 RICHMOND, VIRGINIA

SK-03  
 8/13/25

PROJECT NO.: 25006







## RIGHT & LEFT SIDE ELEVATIONS

SCALE: 3/16" = 1'-0"

SK-04

8/13/25

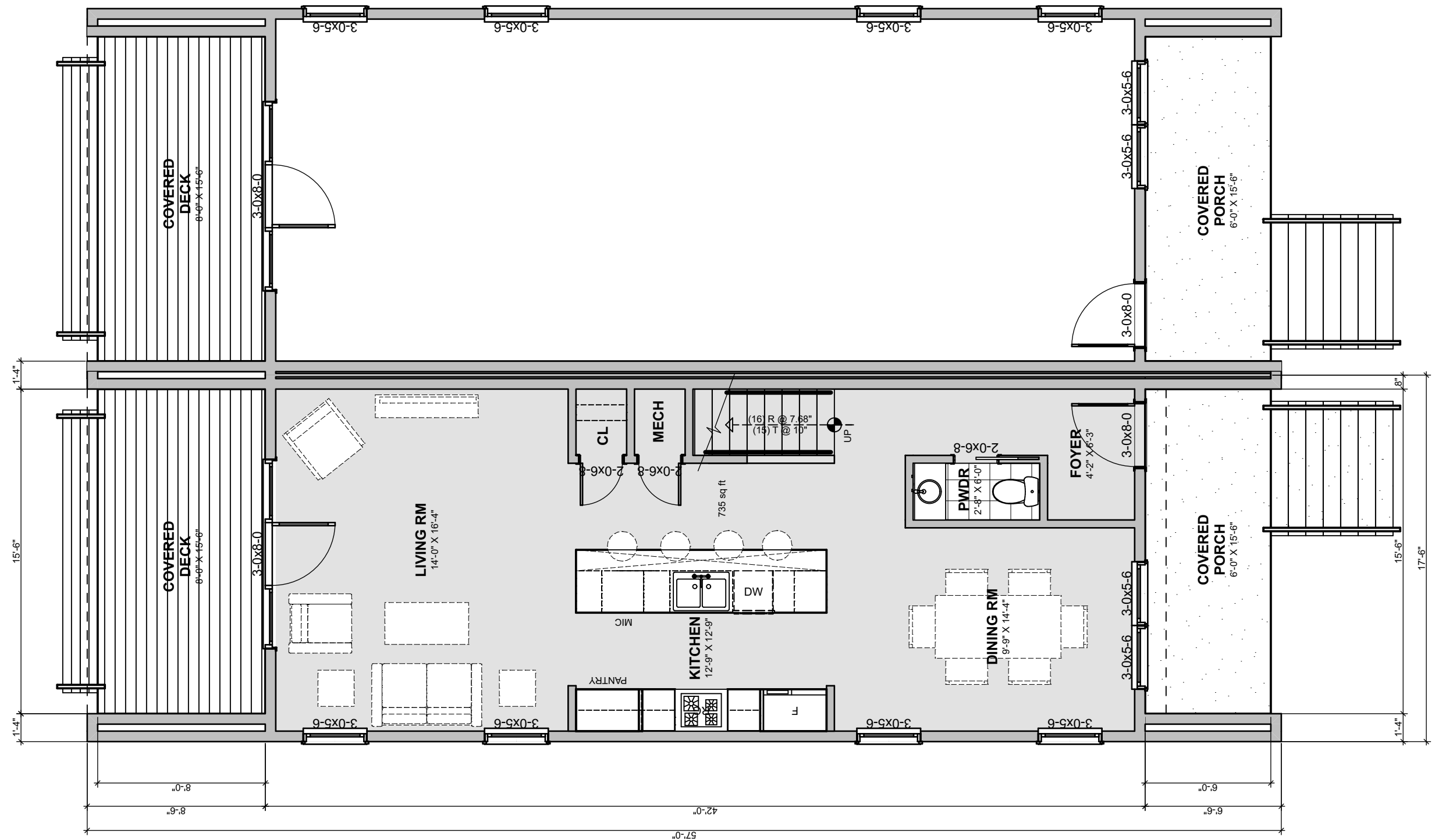
PROJECT NO.: 25006

## RIGHT & LEFT SIDE ELEVATIONS

2508-2510 Q STREET RESIDENCES

RICHMOND, VIRGINIA

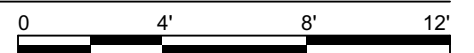




1

## FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



SK-05

8/13/25

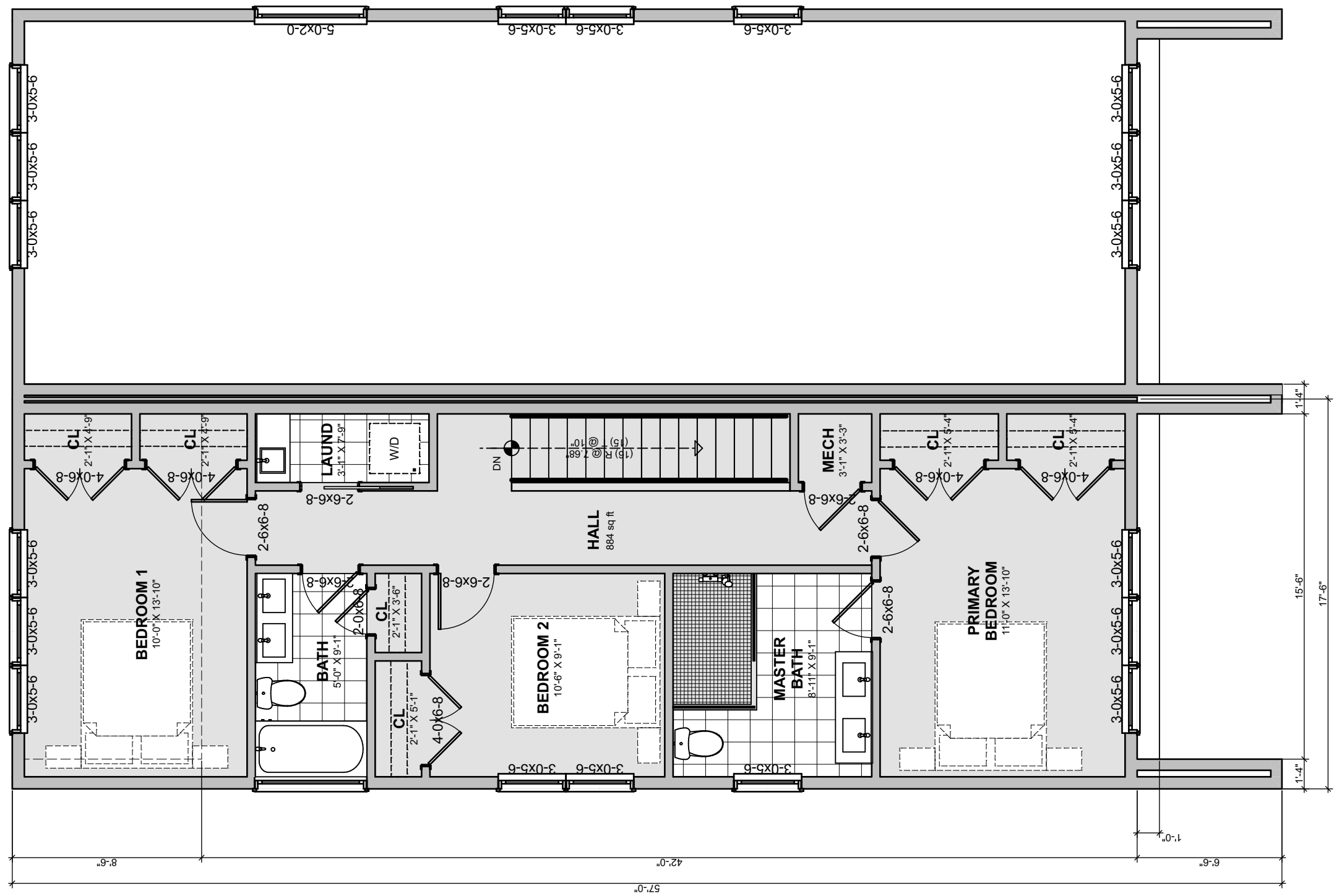
PROJECT NO.: 25006

## PROPOSED FIRST FLOOR PLAN

2508-2510 Q STREET RESIDENCES

RICHMOND, VIRGINIA

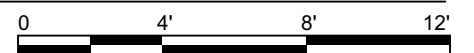




1

## SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



SK-06

8/13/25

PROJECT NO.: 25006

## PROPOSED SECOND FLOOR PLAN

2508-2510 Q STREET RESIDENCES

RICHMOND, VIRGINIA





August 28, 2025

Mr. Roy Benbow  
Secretary to the Board of Zoning Appeals  
City of Richmond  
Department of Planning and Development Review  
900 East Broad Street, Room 508  
Richmond, Virginia 23219

**RE: BZA Special Exception Request – 2508-2510 Q Street (E-000-0519/018)**

Dear Mr. Benbow:

This letter shall serve as an Applicant's Statement accompanying the Board of Zoning Appeals ("BZA") application for a Special Exception (the "Special Exception") in order to authorize dwelling units as a ground floor use for the property known as 2508-2510 Q Street (the "Property"). The Property is located on the southern side of Q Street, between 25th and 26th Streets, and is identified as Parcel No. E000-0519/018. The Property is zoned UB Urban Business.

The Property contains approximately 4,830 square feet of land area and is currently vacant. The property owner is proposing to construct two single-family attached dwellings on the Property. The UB district permits dwelling units contained within the same building as other permitted principal uses (commercial uses), provided that such dwelling units are located above the ground floor of the building or to the rear of other permitted principal uses so as not to interrupt commercial frontage in the district. The proposed dwellings would not meet the commercial use requirement on Q Street for factors discussed herein. As a result, in order to construct the new dwellings, a special exception from this requirement is needed.

This request is consistent with the intent of Sec. 30-1040.3(5) pertaining to Special Exceptions for dwelling units in UB districts. The established character along the Q Street frontage suggests that uninterrupted commercial frontage is not the most realistic form of development for that block. The overall context suggests that a mixed-use character of development on a broader scale with a larger dwelling component on the side street (Q Street) in support of commercial uses along the N 25<sup>th</sup> Street commercial corridor would be more advantageous to the economic viability of the area.

This request also meets the thresholds the BZA must consider when reviewing an application for this Special Exception. The findings with regard to the various tests the Board must consider according to Sec. 30-1040.3(5) are summarized below:

*The applicant has demonstrated to the satisfaction of the board that, due to the existing or projected land uses of properties on the same block, there is no purpose to be served by*

*providing for uninterrupted commercial frontage on the property, or that ground floor commercial space on the property is either not physically practical or not economically viable:*

Based on the existing land uses on Q Street between 25<sup>th</sup> and 26<sup>th</sup> Streets there is no consistent commercial context in that block. The adjacent property to the East is developed with a single-family detached dwelling constructed in 1900. This development and the additional dwellings located on the northern line of Q Street preclude an uninterrupted commercial frontage along the northern block face. Directly across the street, the southern frontage of Q Street is dominated by the First Police Precinct, which fronts 25<sup>th</sup> Street, with the side of the building and rear parking area spanning the entire length of the Q Street block face. There is no fenestration along that façade which would be consistent with an active commercial frontage.

In terms of projected uses, the North Q Street frontage is predominantly built out with the exception for the subject property and a larger corner parcel at the 26<sup>th</sup> Street intersection. To the extent that there is any significant future redevelopment, the R300 Master Plan, which recommends “Community Mixed-Use” and Neighborhood Mixed-Use” for the area, would suggest mixed-use is desired. However, this designation does not necessarily suggest ground floor commercial use is appropriate for every property. Single-family dwellings, as proposed, are contemplated uses in both of these future land use designations. Moreover, the property is located within the 25<sup>th</sup> and Nine Mile neighborhood node, which suggests that “vacant parcels that exist along the commercial corridor are developed into mixed-use and commercial uses that front the street” while properties in proximity “to the intersection of 25th and nine Mile are developed into residential uses that are complementary to the existing residential neighborhood and increase the population of the area to help support future commercial uses in the area.”

*The applicant has demonstrated to the satisfaction of the board that granting the exception will increase residential occupancy thereby facilitating a mixed-use character of the district in which the property is located consistent with objectives for mixed use in the area:*

As proposed, the Property would be occupied with residential uses. The Special Exception would increase residential occupancy which would, in turn, support the commercial uses located on properties within the more established 25<sup>th</sup> Street commercial corridor. There are currently a number of vacant or underutilized commercial buildings in that corridor that would benefit from the nearby added residential occupancy. This meets the City’s objectives for mixed use in the area as it is consistent with both the designated “Community Mixed-Use” and adjacent “Neighborhood Mixed-Use” future land use recommendations of the Richmond 300 Master Plan.

*The applicant has demonstrated to the satisfaction of the board that any alterations to the building will not be architecturally incompatible with the dominant character of building facades on the block:*

There is not an established dominant character of building façades on the block. There are no consistent, repeated architectural features or building fenestration addressing Q Street. However, adjacent residential dwellings include full width front porches which are included in the design of the proposed dwellings. To the extent that the new dwellings contribute to the collective character of building facades on the block, it would not change as a result of this proposal. While there would be increased pedestrian traffic and vibrancy based on the proposed residential occupancy there would be no discernable difference from an architectural perspective. Importantly, the proposed dwellings would be consistent with similar urban residential infill development in the vicinity.



Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark R. Baker', with a stylized, cursive script.

Mark R. Baker