



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

April 9, 2026

MFA Associates, LLC
5324 Distributor Drive
Richmond, Virginia 23225

To Whom It May Concern:

RE: BZA 15-2026

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, May 6, 2026 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to re-establish the nonconforming use rights to a restaurant use (1st floor and basement) and two dwelling units (2nd floor) at 3318 SEMMES AVENUE (Tax Parcel Number S000-1598/001), located in an R-6 (Single-Family Attached 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 **335 778 747#**. 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 2026 drop-down, click meeting details for May 6, 2026 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 15-2026
Page 2
April 9, 2026

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 cursive script that reads "Roy W. Benbow".

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.

City Of Richmond School Board
301 N 9th St 17th Fl
Richmond, VA 23219

Consonery Monica L And Howell
Courtney
3308 Semmes Ave
Richmond, VA 23225

Fields Floyd Llc C/o Spotts & Carneal
P O Box 14529
Richmond, VA 23221

Harlow Stuart C
1008 W 43rd Street
Richmond, VA 23225

Haskell Family Llc
P O Box 100
Hadensville, VA 23067

Norris Michael And Cantwell Katherine
401 W 34th St
Richmond, VA 23225

Ocampo Norman C And Calo Candice D
3311 Semmes Ave
Richmond, VA 23225

Ornee Laura Hillie And Olsson Maja Percy
404 W 33rd St
Richmond, VA 23225

Pearson Legacy Capital Inc
317 Ashford Hill Loop
N Chesterfield, VA 23236

Rader Elizabeth Carolyn Trs Rusty Trust
Revoc Living Trust
402 W 33rd St
Richmond, VA 23225

Smith Donald S & Janice C
3309 Semmes Ave
Richmond, VA 23225

Spencer John M & Carolyn E
403 W 34th St
Richmond, VA 23225

Stransky Maria S
405 W 34th St
Richmond, VA 23225

Thomson Brian Gregory Trustee Brian
Gregory Thomson Living Tr
3313 Semmes Ave
Richmond, VA 23224

Vaya Holdings Llc
2431 Camelback Rd
N Chesterfield, VA 23236

City of Richmond, VA Report

Property Owner	
Name:	GITSIT REAL PROPERTY BBPLC1 LLC
Mailing Address:	333 SOUTH ANITA DR #400 ORANGE, CA 92868
Parcel Use:	R Two Family Converted
Neighborhood:	244

Property Information	
Property Address:	3318 Semmes Ave
PIN	S0001598001
Size:	0.112 Acres, 4884.000 Square Feet
Property Description:	WOODLAND HGTS L10PT9 B77; 0033.00X0148.00 0000.000

Current Assessment			
Year	Land	Improvements	Total
2026	\$53,000	\$257,000	\$310,000

Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	Grantee
10/31/2025	ID2025	17968	FT	\$319,900	GITSIT REAL PROPERTY BBPLC1 LLC
2/5/2025	IW2025	57	LH	N/A	FENTRISS LAURENCE
5/1/2008	ID2008	11881	DG	\$0	FENTRISS GRAYSON G
3/13/1990	00229	1749	N/A	\$76,000	FENTRISS GRAYSON G TR
5/20/1982	000584	00698	N/A	\$0	Not Available
5/16/1980	000565	00297	N/A	\$70,000	Not Available
9/10/1976	000493	00399	N/A	\$35,000	Not Available
1/1/1900	000493	00399	N/A	\$35,000	Not Available

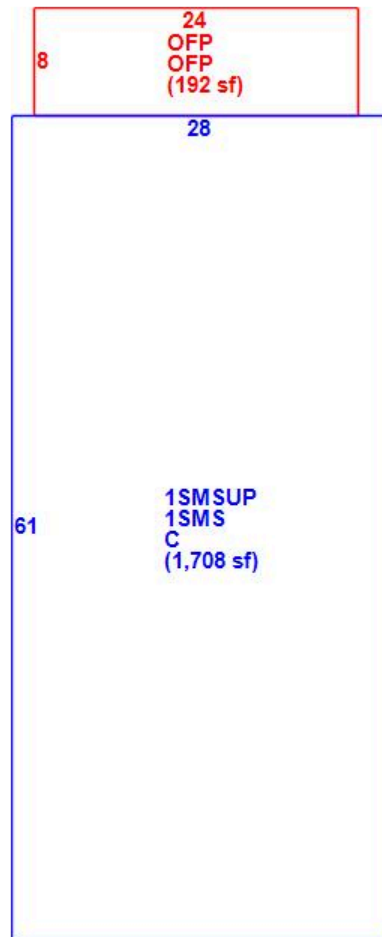
Residential Card 1 Details			
Story	Style	Total Liv	Year Built
2.0	DuplexTriplexQuad	3,416	1921

Model:	RESIDENTIAL	Rooms:	Beds: 5
Interior Wall:	Plaster	Bathrooms:	Full: 3 Half: 1
Interior Wall 2:		Central AC:	None
Exterior Wall:	Common Brick	Heat/Cool:	Forced Air
Exterior Wall 2:		Floor Cover:	Hardwood
Roof Type:	Hip	Floor Cover 2:	Vinyl sheet
Roof Cover:	Slate or tile	Floor Cover 3:	N/A

Residential Card 1 Photo



Residential Card 1 Sketch



Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SMS	1 Story Masonry - Fin	1,708	1,708
1SMSUP	1 Story Masonry - Upper - Fin	1,708	1,708
C	Crawl Space	1,708	0
OFFP	Porch - Open - Frame	192	0
OFFP	Porch - Open - Frame	192	0
Totals	5,508	3,416	

Assessment History

Year	Land	Improvements	Total
2025	\$53,000	\$238,000	\$291,000
2024	\$53,000	\$229,000	\$282,000
2023	\$75,000	\$222,000	\$297,000
2022	\$65,000	\$199,000	\$264,000
2021	\$55,000	\$189,000	\$244,000
2020	\$55,000	\$181,000	\$236,000
2019	\$55,000	\$169,000	\$224,000
2018	\$27,000	\$145,000	\$172,000
2017	\$25,000	\$145,000	\$170,000
2016	\$25,000	\$132,000	\$157,000
2015	\$25,000	\$128,000	\$153,000
2014	\$25,000	\$128,000	\$153,000
2013	\$29,000	\$126,000	\$155,000
2012	\$29,000	\$148,000	\$177,000
2011	\$29,000	\$131,000	\$160,000
2010	\$29,000	\$131,000	\$160,000
2009	\$29,000	\$131,200	\$160,200
2008	\$29,000	\$113,000	\$142,000
2007	\$9,400	\$113,000	\$122,400
2006	\$9,100	\$102,700	\$111,800
2005	\$8,700	\$93,400	\$102,100

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

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: MFA Associates, LLC **PHONE:** (Home) () () (Mobile) (804) 543-2687
ADDRESS 5324 Distributor Drive **FAX:** () () (Work) () ()
Richmond, Virginia 23225 **E-mail Address:** _____
Attn: Michael Kucera

PROPERTY OWNER'S

REPRESENTATIVE: _____ **PHONE:** (Home) () () (Mobile) () ()
(Name/Address) _____ **FAX:** () () (Work) () ()
_____ **E-mail Address:** _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES) 3318 Semmes Avenue

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-800.4

APPLICATION REQUIRED FOR: A building permit to re-establish the nonconforming use rights to a restaurant use on the 1st floor/basement and two (2) dwelling units on the 2nd floor.

TAX PARCEL NUMBER(S): S000-1598/001 **ZONING DISTRICT:** R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The proposed use is not permitted as the previous nonconforming use rights have expired. Whenever a nonconforming use of a building or structure is discontinued for a period of two years or longer, any subsequent use of the premises shall conform to the regulations applicable in the district in which it is located.

DATE REQUEST DISAPPROVED: March 16, 2026 **FEE WAIVER:** YES NO:

DATE FILED: March 13, 2026 **TIME FILED:** 2:13 p.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-181757-2026

AS CERTIFIED BY: William C. [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) (11) **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: Michael Kucera **DATE:** 3/25/2026

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

CASE NUMBER: BZA 15-2026 **HEARING DATE:** May 6, 2026 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 15-2026
150' Buffer

APPLICANT(S): MFA Associates, LLC

PREMISES: 3318 Semmes Avenue
(Tax Parcel Number S000-1598/001)

SUBJECT: A building permit to re-establish the nonconforming use rights to a restaurant use (1st floor and basement) and two dwelling units (2nd floor).

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-800.4 of the Zoning Ordinance for the reason that:
The proposed use is not permitted as the previous nonconforming use rights have expired.





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 (804-646-6340/6701). 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 \$175.00 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).

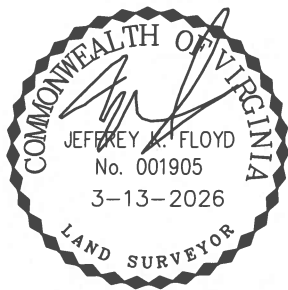
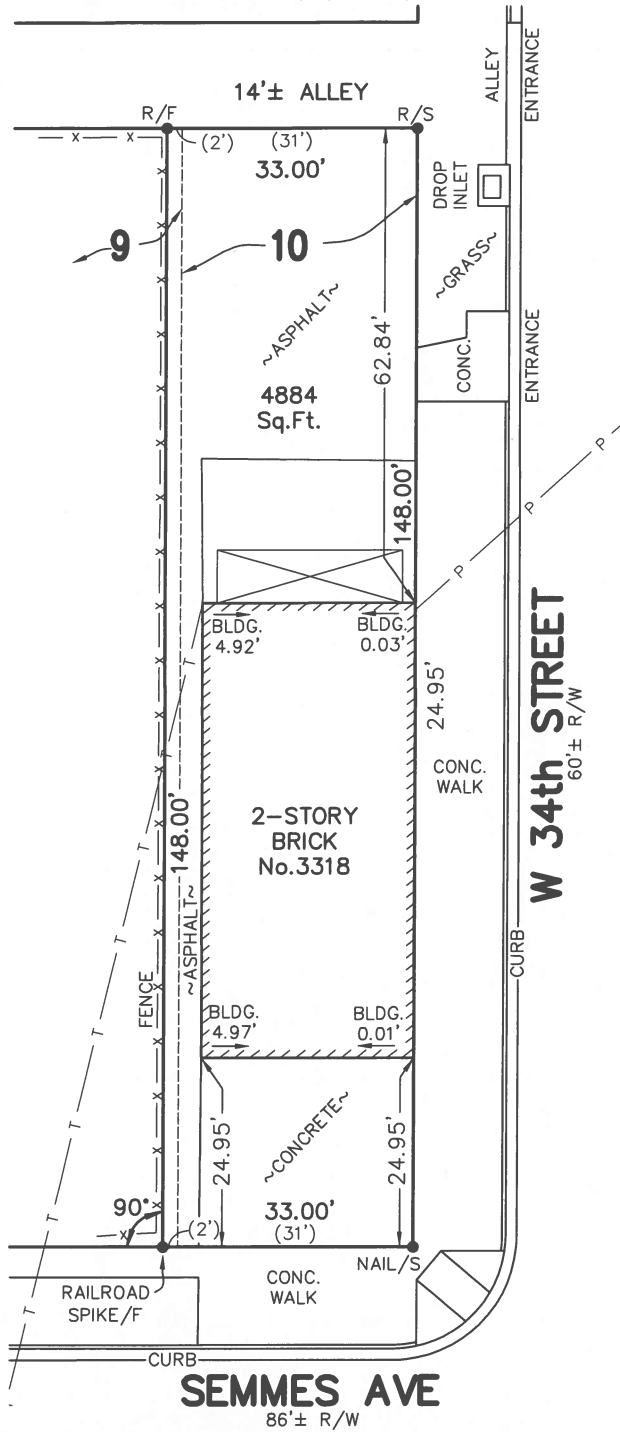
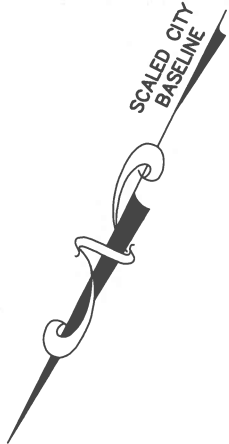
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such 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: Michael Kucera

Michael Kucera

MFA Associates, LLC Revised: November 4, 2020

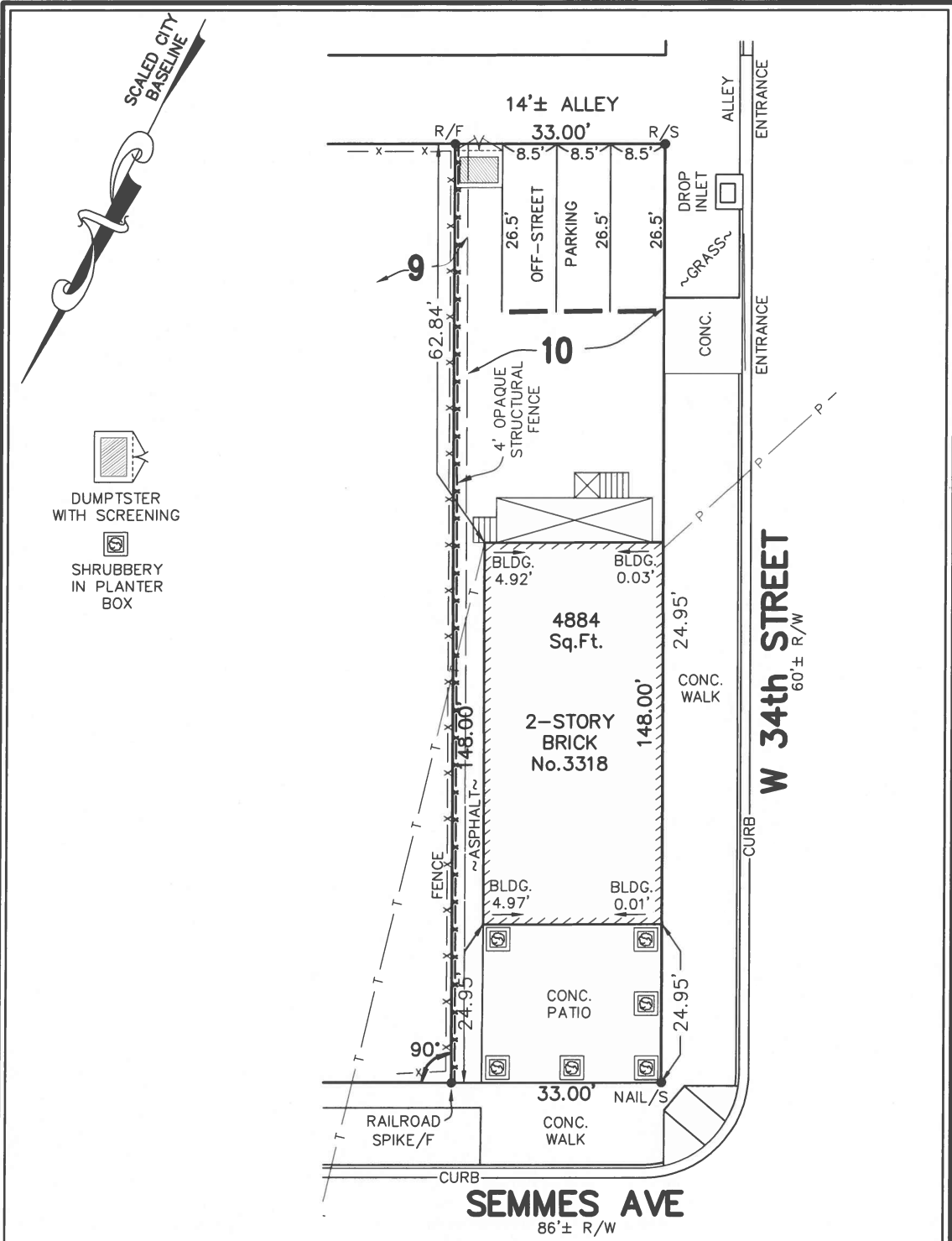
This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 3-13-2026 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the 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.




Virginia Surveys
 P.O. BOX 118
 CHESTERFIELD, VA 23832
 (804) 748-9481
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MAP SHOWING THE IMPROVEMENTS ON
 LOT 10 AND A PORTION OF LOT 9, BLOCK 77,
 "WOODLAND HEIGHTS"
 IN THE CITY OF RICHMOND, VA

DATE: 3-13-2026
 CERTIFIED BY JEFFREY K. FLOYD
 VIRGINIA CERTIFICATE NO. 001905
 SCALE: 1"=20'
 JOB NO. 260317181



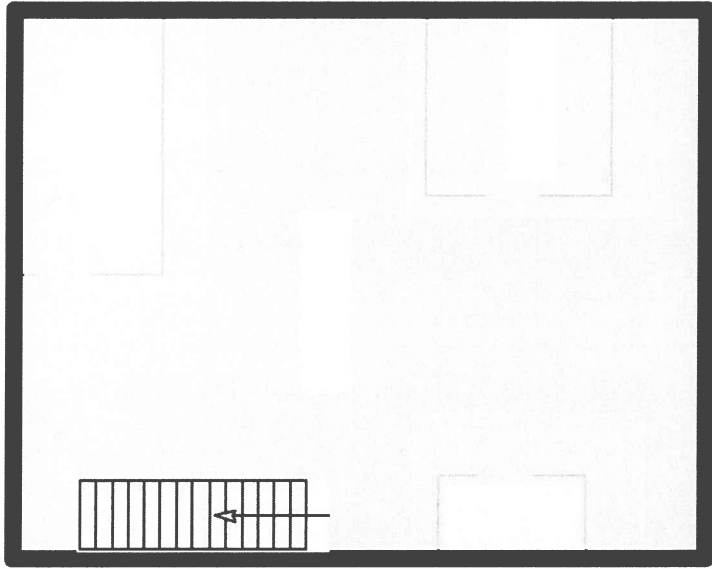
-  DUMPTSTER WITH SCREENING
-  SHRUBBERY IN PLANTER BOX



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

SKETCH SHOWING THE PROPOSED IMPROVEMENTS ON LOT 10 AND A PORTION OF LOT 9, BLOCK 77, "WOODLAND HEIGHTS" IN THE CITY OF RICHMOND, VA

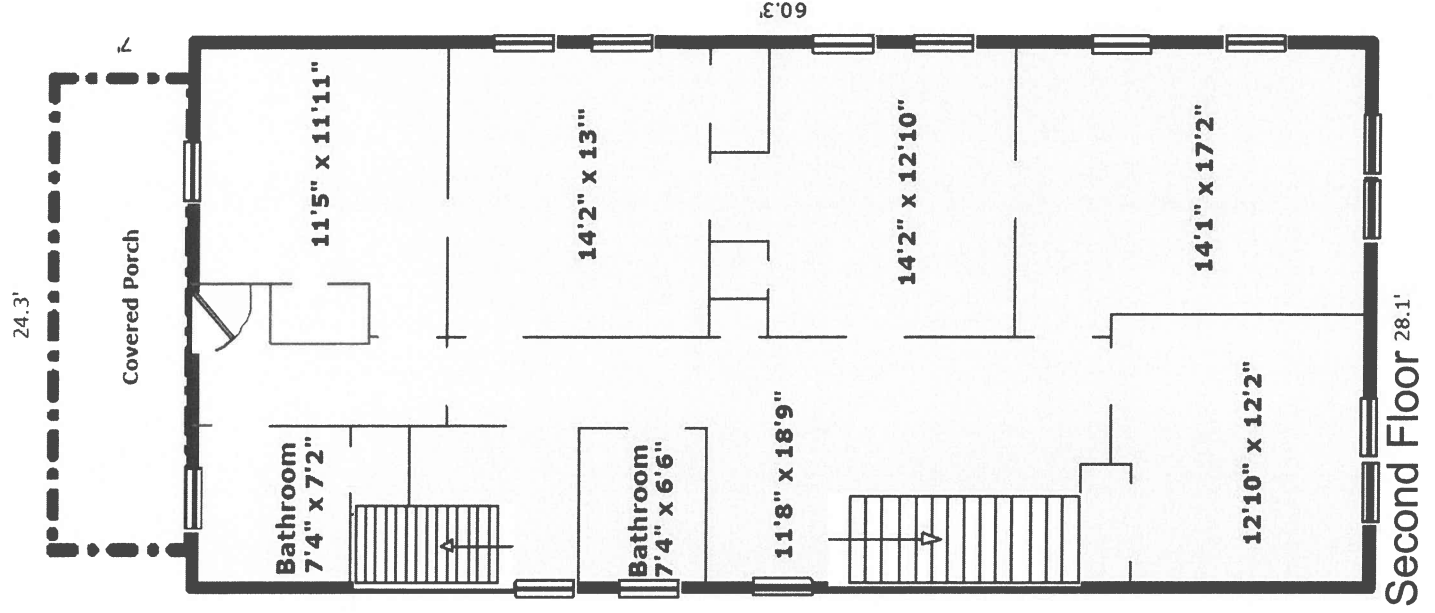
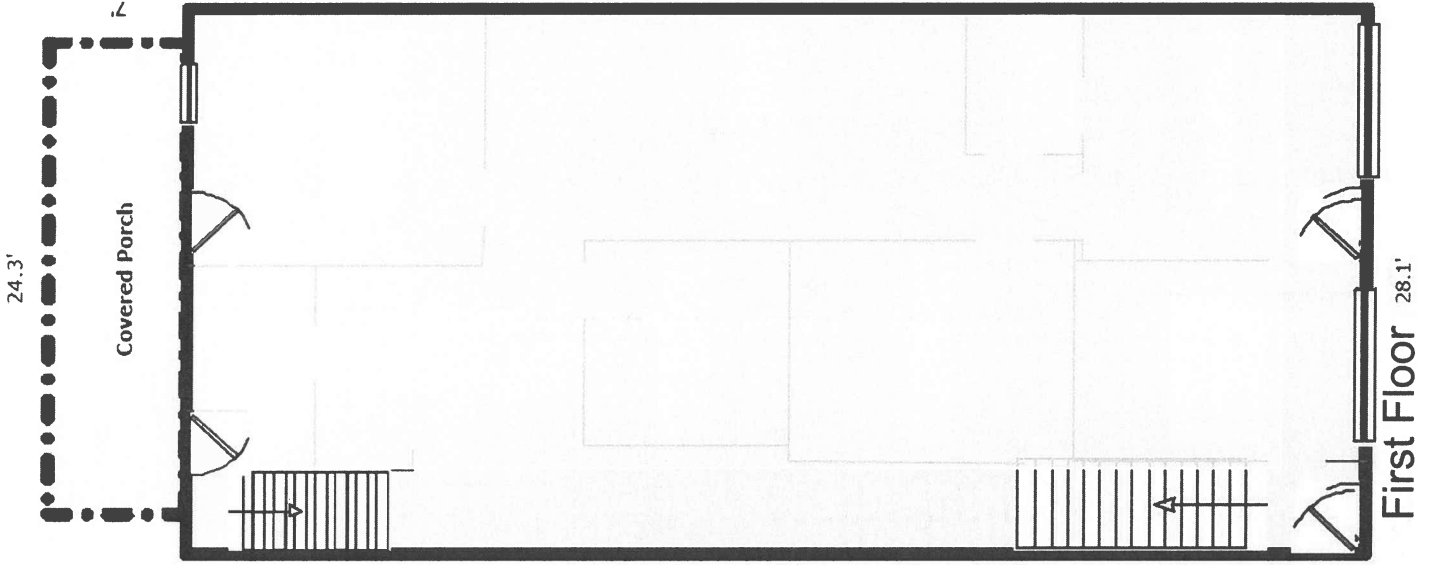
REVISED: 3-20-2026
 DATE: 3-18-2026
 CERTIFIED BY JEFFREY K. FLOYD
 VIRGINIA CERTIFICATE NO. 001905
 SCALE: 1"=20'
 JOB NO. 260317181

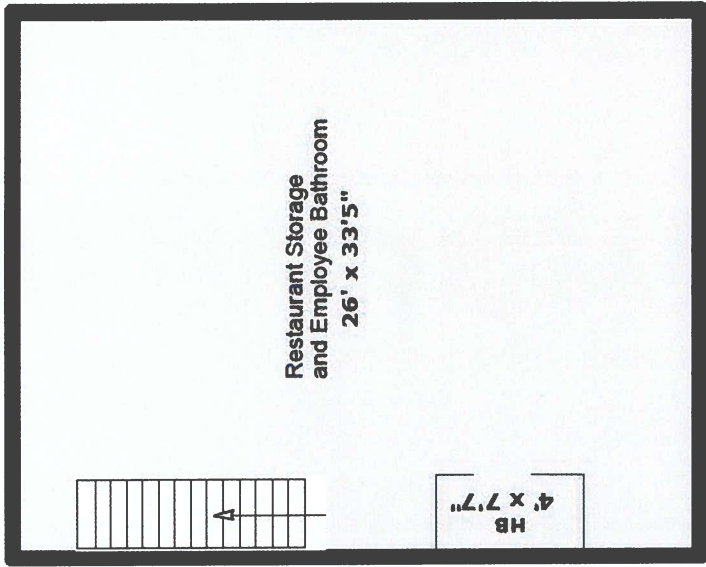


Unfinished Basement

EXISTING FLOOR PLANS

NOTE: there are no original interior walls on the first floor. It was designed as a clear-span 1700sf wide open space with 12' tin ceiling and plate glass storefront.

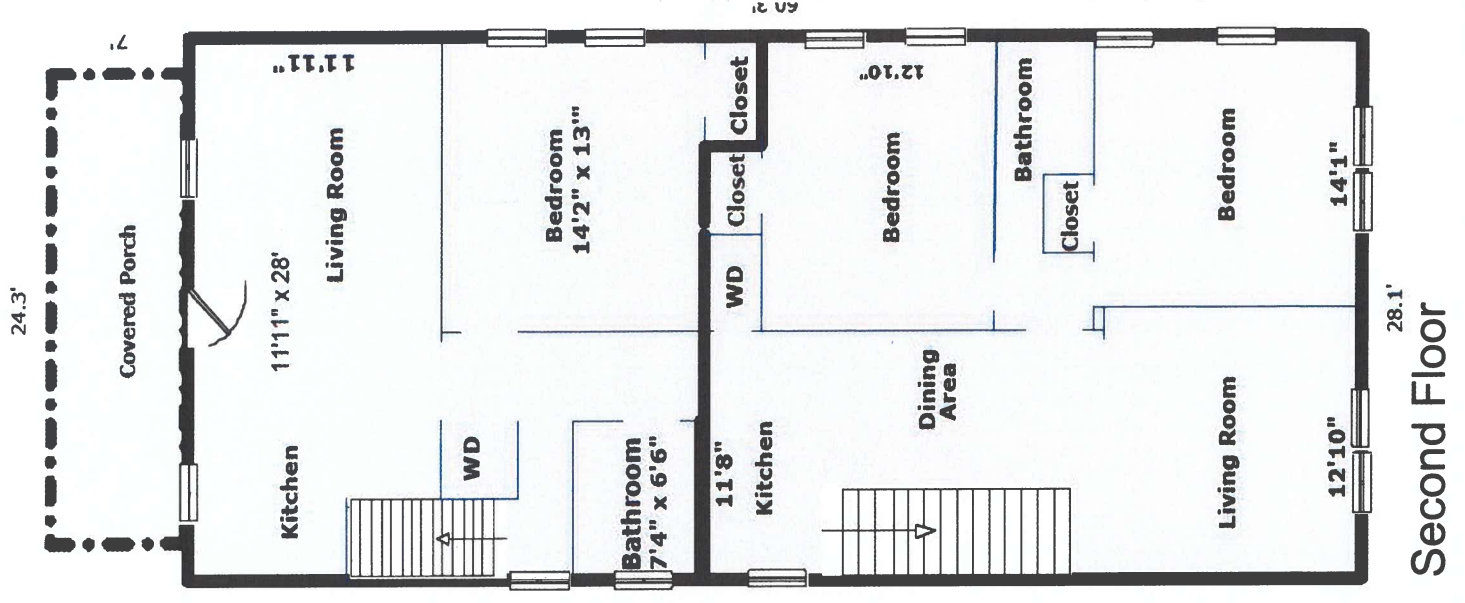
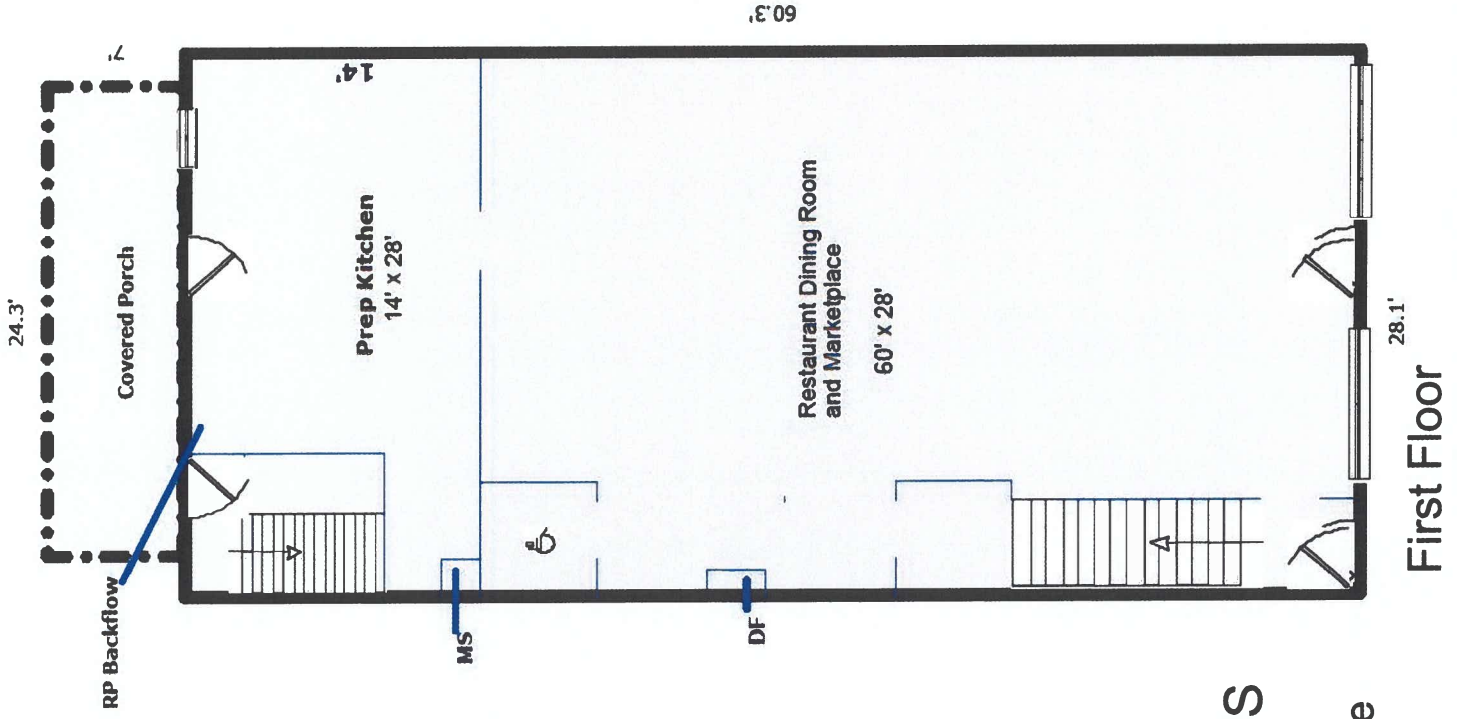




Unfinished Basement

PROPOSED FLOOR PLANS

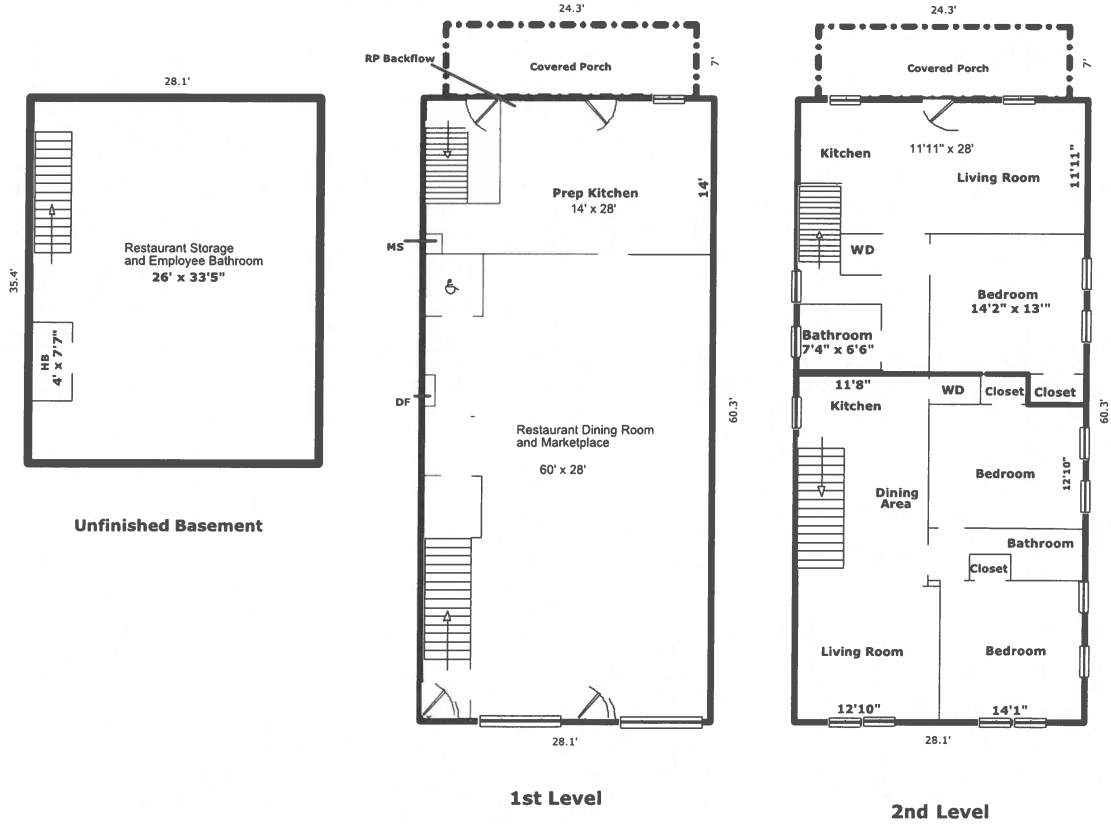
Re-Establish Nonconforming Use as a restaurant or food-retail space with two residential units above.



FLOORPLAN SKETCH

Borrower: File No.: 26P034
 Property Address: 3318 Semmes Avenue Case No.:
 City: Richmond State: VA Zip: 23225
 Lender:

Prepared by Ursula Edwards, Appraiser
 and Michael Kucera, MFA Associates, LLC



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1693.46	1693.46
GLA2	Second Floor	1691.22	1691.22
BSMT	Basement	994.24	994.24
P/P	Porch	169.75	
		169.75	339.50
Net LIVABLE Area		(rounded)	3385

LIVING AREA BREAKDOWN			
Breakdown		Subtotals	
First Floor			1693.46
28.1	x 60.3		
Second Floor			1691.22
28.1	x 60.2		
2 Items		(rounded)	3385

3318 Semmes Avenue



Front Elevation – note large storefront windows with door in between for the commercial space and door at left providing private access to a 2BR apartment on second floor



East Side Elevation – note access to rear parking along left side

- We intend to paint the entire exterior in a neutral color to seal the brick and cover the graffiti
- The concrete patio at front entrance will be resurfaced and beautified with large planter boxes that help define the property line and provide a bit of green screening to the one adjacent residential neighbor

3318 Semmes Avenue



West Side Elevation – note large patio area at front of the building



West Side Elevation

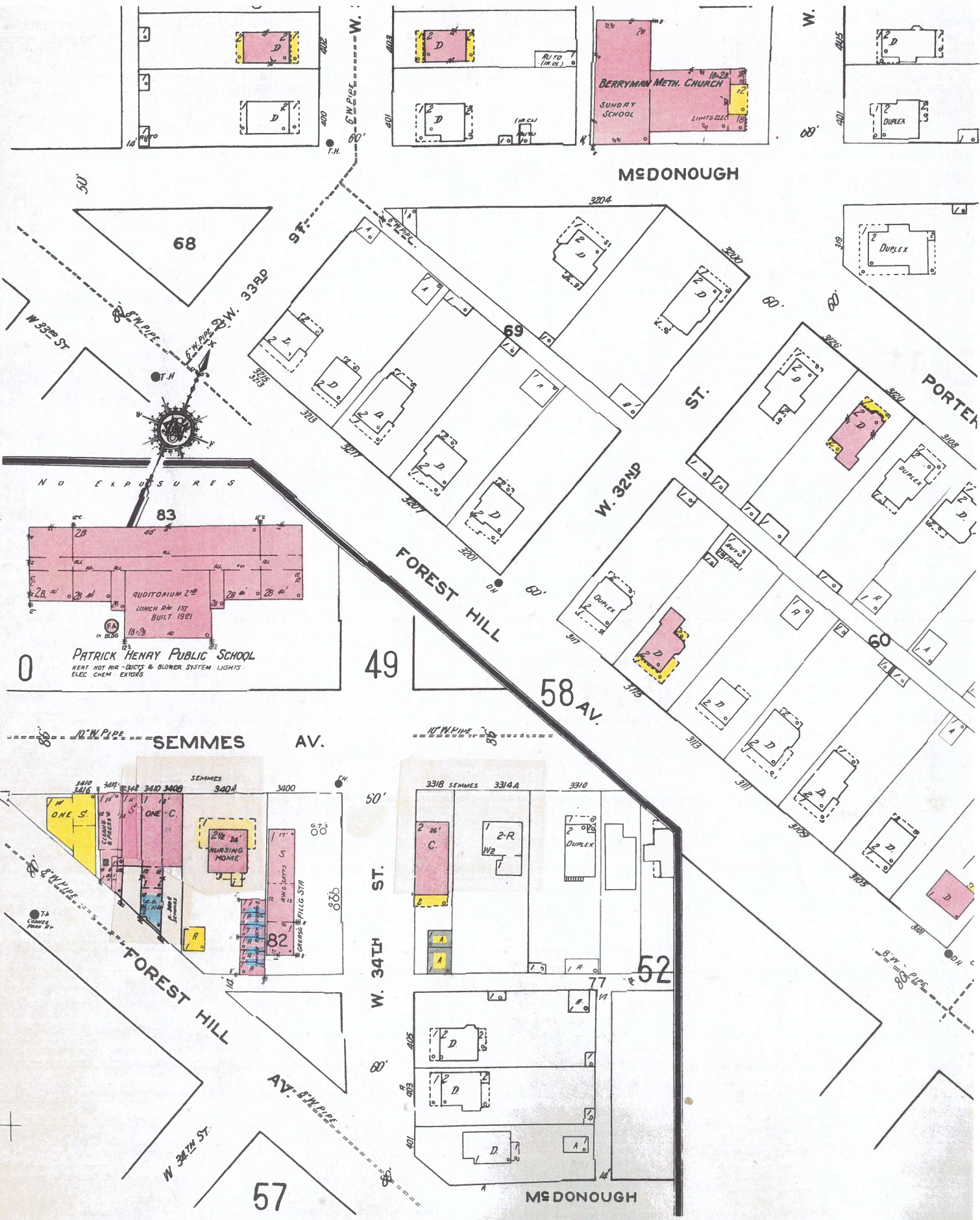
3318 Semmes Avenue



Rear Elevation - note alley access, curb cut, & ample off-street parking



Rear Elevation – note dedicated access to the commercial space via door at left and private access to a 1BR apartment on second floor via door at right



MEDONOUGH

PORTER

FOREST HILL

SEMMESS AV.

FOREST HILL AV.

MEDONOUGH

PATRICK HENRY PUBLIC SCHOOL
 HEAT HOT AIR - DUCTS & BLOWER SYSTEM LIGHTS
 ELEC CHEM EXTORS

BERRYMAN METH. CHURCH
 SUNDAY SCHOOL
 LIGHTS ELEC

NURSING HOME

Letters of Support for Re-Establishing Nonconforming Use of 3318 Semmes Ave

From the Forest Hill Neighborhood Association:



Greg Somerville

Support for MFA Associates - Special Exception - 3318 Semmes Ave

To: Michael Kucera

Inbox - Google Yesterday at 9:16 PM

Dear Board of Zoning Appeals,

I live in Forest Hill, where I'm honored to serve as the current President of the Forest Hill Neighborhood Association.

I'm writing to express support for MFA Associates to be issued a Special Exception Permit to re-establish non-conforming use of the structure located at 3318 Semmes Avenue. Though not in Forest Hill proper, this building is adjacent to our neighborhood. I pass by it frequently. It is currently boarded up and spray-painted, creating a sense of blight that casts a shadow on the homes, elementary school, and businesses in that area.

I enthusiastically support the redevelopment of this derelict building into a mixed use retail/residential space that will at once generate revenue, expand community, and offer housing opportunities.

Thank you for considering my feedback as part of your decision making process.

Sincerely,

Greg Somerville
4202 Forest Hill Ave
Richmond, VA 23225

Letters of Support for Re-Establishing Nonconforming Use of 3318 Semmes Ave

From the office of the 4th District Councilperson:



Siverd, Jr, Timmy M. - City Council

March 17, 2026 at 8:54 AM

RE: Re-establishing Nonconforming Use at 3318 Semmes Ave

[Details](#)

To: Michael Kucera, Cc: Abubaker, Sarah M. - City Council, Justin White

Good morning, Michael (and Justin) -

Thank you for this email and for your interest in positively redeveloping this property. The proposed use appears to be consistent with the existing ones and removing the blight would certainly be positive for the community. As this resides in Councilmember Lynch's district, Councilmember Abubaker will defer to her when this eventually come to Council, but we wanted to confirm that we appreciate the message and don't see any cause for concern.

Sincerely,
Timmy

Timmy Siverd
Liaison for the Honorable Sarah Abubaker
Councilmember, Richmond's Southwest 4th Voter District
Richmond City Council
(O) 804-646-5646 (C) 804-767-0841

Letters of Support for Re-Establishing Nonconforming Use of 3318 Semmes Ave

From various neighbors:



Dale William Neal

Yesterday at 3:01PM

Support for special exemption on 3318 Semmes Avenue

To: Michael Kucera



Support for special exemption on 3318 Semmes Avenue

To the Board of Zoning Appeals,

I am a neighbor living in Forest Hill, and want to show support for the special exemption requested by Michael Kucera and his development organization on the vacant property situated at 3318 Semmes Avenue.

We frequent the businesses located in the adjacent area to this property and would welcome greatly another casual food establishment.

This property has been an eyesore on the neighborhood for several decades. A mixed use opportunity would be a perfect addition, as well as in keeping with the focus of the city government growth plans. A food establishment would also create several much needed jobs, and additional tax revenue.

Mr. Kucera and his partners have shown great pride in work and the neighborhood with their previous projects. Their commitment to the neighborhood and our community organizations are well established.

As to the building itself, it is easy to see that from the span of plate glass in the front, the original tin ceiling and clear span beams, that this building was originally designed to have a public commercial space on the first floor. Returning it to it's original service would be a wise use.

Thank you for taking the time to consider this matter.

Sincerely, Dale William Neal

1000 West 42nd Street, Richmond, VA 23225
804-317-7356

Letters of Support for Re-Establishing Nonconforming Use of 3318 Semmes Ave

From various neighbors:

From: Riley Champine riley@champine.net
Subject: 3318 Semmes Letter of Support
Date: March 18, 2026 at 11:44 AM
To: Michael Kucera

A circular logo with the letters "RC" inside.

Hi Michael,

My name is Riley Champine and I reside at 4210 Hillcrest Rd, Richmond, VA 23225. I am writing to express my strong support for granting 3318 Semmes Avenue a special exception to allow mixed uses. This parcel is an excellent opportunity to reinvigorate a vacant building falling into disrepair and add vibrancy to a neighborhood node. It is also extremely beneficial that the proposed project aims to restore two residential units. This location is ideal for more apartments with its super convenient bus service downtown. As a nearby resident and frequent patron of the businesses in this area, I look forward to seeing this building restored and hope that the Board of Zoning Appeals will facilitate this project.

Letters of Support for Re-Establishing Nonconforming Use of 3318 Semmes Ave

From various neighbors:

KS

Kelsey Simms

(No Subject)

To: Michael Kucera

Inbox - Google 5:52 AM



Hello, my name is Kelsey Simms. I live at 3314 on Semmes Avenue. We received your flyer and love the concept behind what you are wanting to achieve. I think it would be a great addition to the area and it would take away such an eye swore for the community. I support we support your vision and can't wait to see it come to life!

Good luck!

RF

Ronda Ford

Restoration of 3318 Semmes Avenue

To: Michael Kucera

Yesterday at 12:23 PM

Mike, thank you for presenting your proposed restoration of 3318 Semmes to the Forest Hill Neighborhood Association meeting on Tuesday. The members were enthusiastically supportive of the project and we appreciate your continued efforts to improve our neighborhood corridor.

RONDA FORD

Vice President, Forest Hill Neighborhood Association

4200 Forest Hill Ave, Richmond, VA 23225

804-839-0857

Letters of Support for Re-Establishing Nonconforming Use of 3318 Semmes Ave

From the office of the 5th District Councilperson:



Robins, Amy E. - City Council Office

Re: Re-establishing Nonconforming Use at 3318 Semmes Ave

To: Michael Kucera, Lynch, Stephanie A. - City Council Office, Cc: Justin White

2:10 PM

[Details](#)

Michael,

We are happy to see the building come back to life. I'm was getting exhausted putting in RVA311 tickets.

We would greatly appreciate if you could add cameras that cover Semmes and W. 34th Street for safety purposes and graffiti prevention.

We hope your BZA case goes smoothly.

Sincerely,
Amy

Mercer, Brian P. - PDR

From:
Sent: Tuesday, April 14, 2026 12:12 PM
To: Benbow, Roy - PDR; Mercer, Brian P. - PDR
Cc: Michael Kucera
Subject: Support for 3318 Semmes Avenue

Categories: Misc.

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Mr. Benbow,

I am a resident of Woodland Heights and own my home and two other properties on Semmes Avenue. As a neighbor, I wanted to email and express my support for the BZA case related to 3318 Semmes Avenue.

I have reviewed the plans and I am supportive of the proposal to rehabilitate this property consistent with its original use/configuration. I had an opportunity to tour the building when it was first listed for sale and it is in very poor condition. It has long been vacant and has suffered from substantial neglect. The proposal in front of the Board will take extraordinary expense and effort to accomplish - it will not be easy. I am happy to see that someone is willing to take that on for the sake of saving this original piece of the neighborhood fabric and placing it back in service as a walkable, neighborhood-serving use. They should be applauded for pursuing it and I wish them luck.

From a policy perspective, the property lies within one of the Richmond 300's designated Micro Nodes, generally located in the vicinity of 34th Street, Semmes Avenue and Forest Hill Avenue triangle and west to Forest Hill Park. Micro nodes are "notable place(s) within a neighborhood that generally provides goods and services to the immediate residents but may attract visitors." The rehabilitation of other properties within this node such as Laura Lees, the WPA bakery, The Outpost, and Nest has contributed to the availability of neighborhood services and to the overall desirability of the surrounding neighborhood. Rehabilitating this derelict structure will surely do the same.

Finally, from a code perspective, the special exception tests are met by this proposal. The building in question has little or no potential for conforming uses and occupancy as proposed would result in reasonable economic use and improvement of the property. Of course, as discussed above, all this would be in the best interest of the neighborhood and the general public as well.

Thanks,

Mark Baker