



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

May 12, 2023

Canvas Development LLC
PO Box 7075
Richmond, VA 23221

Baker Development Resources
530 East Main Street, Suite 730
Richmond, VA 23219
Attn: Mark Baker

To Whom It May Concern:

RE: BZA 10-2023 (CONTINUED FROM MAY 3, 2023 MEETING)

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, June 7, 2023 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 two new single-family (detached) dwellings at 3323 ROSEWOOD AVENUE (Tax Parcel Number W000-1505/005), 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 **656 471 671#**. 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 2023 drop-down, click meeting details for June 7, 2023 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 10-2023
Page 2
May 12, 2023

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, reading "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.

3315 Rosewood Llc
2305 W Main St Apt A
Richmond, VA 23220

3316 Rosewood Llc
2305 W Main St Apt A
Richmond, VA 23220

3318 Maplewood Llc
205 Berkshire Rd
Richmond, VA 23221

Arroyo Gabriela Torres
3321 Rosewood Ave
Richmond, VA 23221

Bailey David M
3322 Rosewood Ave
Richmond, VA 23221

Bellona Arsenal Farm Associates Llc
3816 W Old Gun Rd
Midlothian, VA 23113

Cope Zeb R And Sydney N H
3314 Maplewood Avenue
Richmond, VA 23221

Goodwin Barbara G
5016 E Seminary Ave
Richmond, VA 23227

Hawkins Josephine G & James E
3316 Maplewood Ave
Richmond, VA 23221

Hood Jonathan H Jr
3322 Maplewood Ave
Richmond, VA 23221

Hudson Joyce A Life Estate
3324 Maplewood Ave
Richmond, VA 23221

Johnston Kyle H
Po Box 4917
Richmond, VA 23220

Kingkittisack Souprasith And Thanita
Trustee
4513 Mercil Terrace
Glen Allen, VA 23060

Lamb Frank E
3401 Rosewood Ave
Richmond, VA 23221

Lee William N Ii And Emily
3326 Maplewood Ave
Richmond, VA 23221

Marunde Michael D And Elizabeth
3341 Rosewood Ave
Richmond, VA 23221

Miller Joseph L & Gwendolyn A
3334 Rosewood Ave
Richmond, VA 23221

Salcedo Autberto Iii
3311 Rosewood Avenue
Richmond, VA 23221

Scambos Cynthia
3324 Rosewood Ave
Richmond, VA 23221

Selby Daniel Lee Jr And Nicole M
Knickerbocker
3332 Rosewood Ave
Richmond, VA 23226

Sherrill Michael Anthony And Christina
Frances Baughan
3328 Rosewood Ave
Richmond, VA 23221

Stratton Elizabeth P
3318 Rosewood Ave
Richmond, VA 23221

Property: 3323 Rosewood Ave Parcel ID: W0001505005**Parcel**

Street Address: 3323 Rosewood Ave Richmond, VA 23221-
Owner: CANVAS DEVELOPMENT LLC
Mailing Address: PO BOX 7075, RICHMOND, VA 23221
Subdivision Name : SYDNORS POINT
Parent Parcel ID:
Assessment Area: 228 - City Stadium Area
Property Class: 110 - R One Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2023
Land Value: \$135,000
Improvement Value: \$79,000
Total Value: \$214,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 5600
Acreage: 0.129
Property Description 1: SYDNORS POINT ADD L14-15 B5
Property Description 2: 0050.00X0112.00 0000.000
State Plane Coords(?): X= 11776658.500020 Y= 3725893.250069
Latitude: 37.55145273 , **Longitude:** -77.48666726

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 50
Rear Size: 112
Parcel Square Feet: 5600
Acreage: 0.129
Property Description 1: SYDNORS POINT ADD L14-15 B5
Property Description 2: 0050.00X0112.00 0000.000
Subdivision Name : SYDNORS POINT
State Plane Coords(?): X= 11776658.500020 Y= 3725893.250069
Latitude: 37.55145273 , **Longitude:** -77.48666726

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2023	\$135,000	\$79,000	\$214,000	Reassessment
2022	\$115,000	\$72,000	\$187,000	Reassessment
2021	\$115,000	\$63,000	\$178,000	Reassessment
2020	\$70,000	\$93,000	\$163,000	Reassessment
2019	\$65,000	\$82,000	\$147,000	Reassessment
2018	\$50,000	\$71,000	\$121,000	Reassessment
2017	\$50,000	\$68,000	\$118,000	Reassessment
2016	\$40,000	\$72,000	\$112,000	Reassessment
2015	\$40,000	\$72,000	\$112,000	Reassessment
2014	\$40,000	\$72,000	\$112,000	Reassessment
2013	\$40,000	\$72,000	\$112,000	Reassessment
2012	\$40,000	\$80,000	\$120,000	Reassessment
2011	\$40,000	\$82,000	\$122,000	CarryOver
2010	\$40,000	\$82,000	\$122,000	Reassessment
2009	\$40,000	\$82,000	\$122,000	Reassessment
2008	\$40,000	\$82,000	\$122,000	Reassessment
2007	\$40,000	\$71,300	\$111,300	Reassessment
2006	\$38,400	\$62,000	\$100,400	Reassessment
2005	\$22,700	\$62,000	\$84,700	Reassessment
2004	\$19,200	\$52,100	\$71,300	Reassessment
2003	\$19,200	\$52,100	\$71,300	Reassessment
2002	\$16,700	\$45,300	\$62,000	Reassessment
2001	\$15,300	\$41,600	\$56,900	Reassessment
2000	\$11,000	\$29,900	\$40,900	Reassessment
1998	\$11,000	\$28,500	\$39,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
06/15/2022	\$223,500	BYRD GLORIA PATTERSON ETALS	ID2022-14169	1 - VALID SALE-Valid, Use in Ratio Analysis
01/27/2017	\$0	WALL BERTHA J	IW2017-57	2 - INVALID SALE-Relation Between Buyer/Seller
04/23/1985	\$0	WALL ERNEST & BERTHA J		2 - INVALID SALE-Relation Between Buyer/Seller
09/03/1975	\$18,000	Not Available	00698-D0534	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: Near West
Traffic Zone: 1129
City Neighborhood Code: STAD
City Neighborhood Name: Stadium
Civic Code: 1090
Civic Association Name: Stadium Civic Association
Subdivision Name: SYDNORS POINT
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	2013	0416002	041600
1990	210	0416002	041600

Schools

Elementary School: Cary
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 18
Dispatch Zone: 049A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Monday
Bulk Collection: TBD

Government Districts

Council District: 5
Voter Precinct: 501
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1954
Stories: 1
Units: 0
Number Of Rooms: 6
Number Of Bed Rooms: 2
Number Of Full Baths: 1
Number Of Half Baths: 0
Condition: normal for age
Foundation Type: Full Crawl
1st Predominant Exterior: Asbestos siding
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Asphalt shingles
Interior Wall: Plaster
Floor Finish: Hardwood-std oak
Heating Type: Baseboard
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 720 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 50 Sqft
Deck: 0 Sqft

Property Images

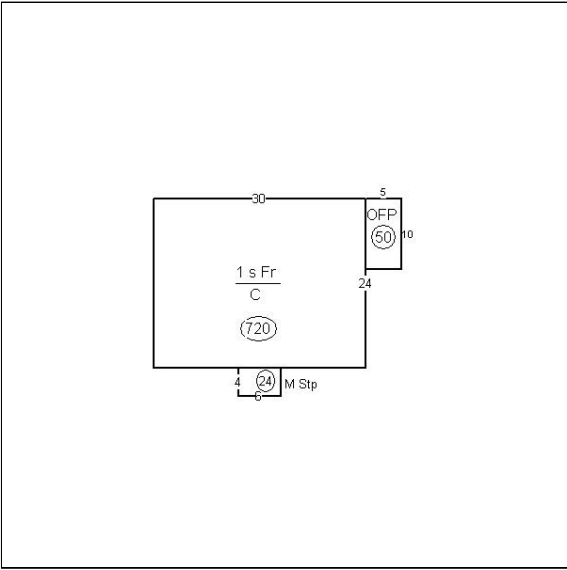
Name:W0001505005 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:W0001505005 Desc:R01



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 Canvas Development LLC PHONE: (Home) () (Mobile) ()
OWNER: PO Box 7075 FAX: () (Work) ()
(Name/Address) Richmond, VA 23221 E-mail Address: _____
OWNER'S REPRESENTATIVE:
(Name/Address) Baker Development Resources PHONE: (Home) () (Mobile) (804) 874-6275
Mark Baker FAX: () (Work) ()
530 East Main Street, Suite 730 E-mail Address: markbaker@bakerdevelopmentresources.com
Richmond, VA 23219

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES): 3323 Rosewood Avenue
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-410.4
APPLICATION REQUIRED FOR: A lot division and building permit to construct two (2) new single-family detached dwellings.
TAX PARCEL NUMBER(S): W000-1505/005 ZONING DISTRICT: R-5 SINGLE-FAMILY RESIDENTIAL DISTRICT
REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. A lot area of six thousand square feet (6,000 SF) is required and a lot width of fifty feet (50') is required. Two (2) lots with lot areas of two thousand eight hundred square feet (2,800 SF) and lot widths of twenty-five feet (25') are proposed.

DATE REQUEST DISAPPROVED: March 9, 2023 FEE WAIVER: YES ☐ NO: ☒
DATE FILED: March 9, 2023 TIME FILED: 9:28 a.m. PREPARED BY: Matthew West RECEIPT NO. BZAR-126372-2023
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: 3/28/2023

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

CASE NUMBER: BZA 10-2023 HEARING DATE: June 7, 2023 AT 1:00 P.M.

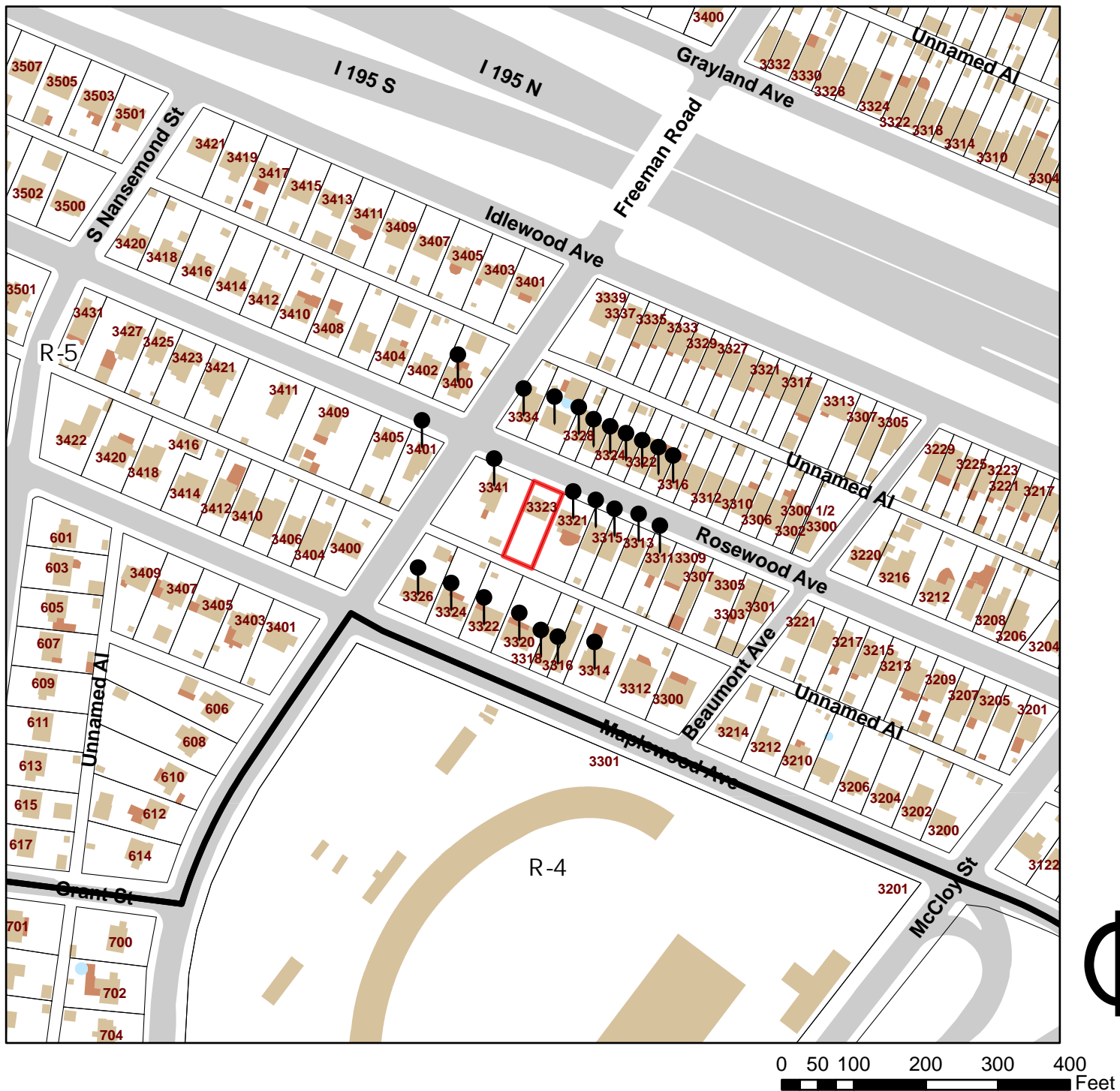
BOARD OF ZONING APPEALS CASE BZA 10-2023
(CONTINUED FROM MAY 3, 2023 MEETING)
150' Buffer

APPLICANT(S): Canvas Development LLC

PREMISES: 3323 Rosewood Avenue
(Tax Parcel Number W000-1505/005)

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

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).

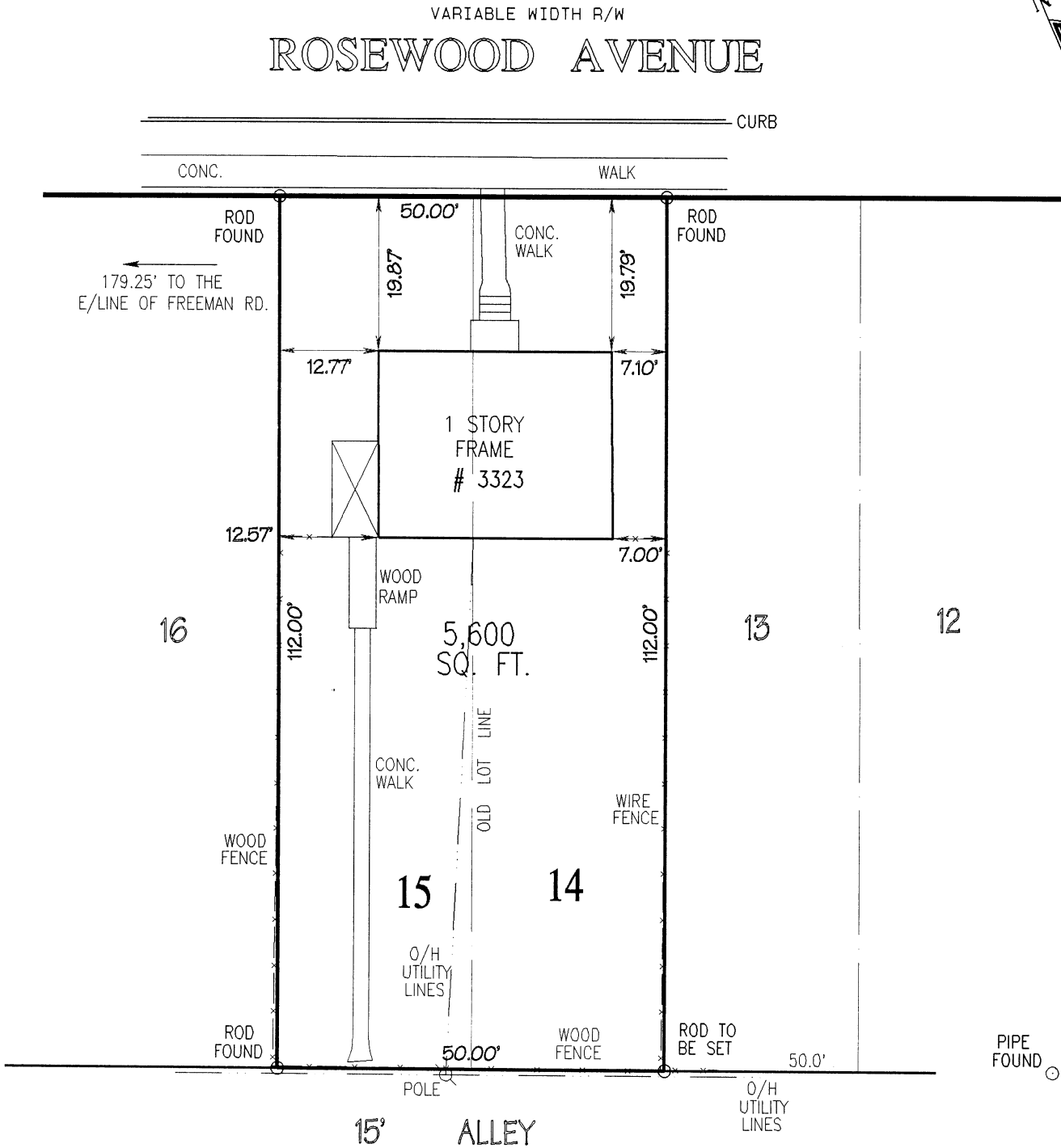
4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing.** The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and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

A handwritten signature in black ink, appearing to be "M. Benbow", is written over a horizontal line.

NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS,CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): GLORIA PATTERSON BYRD, ET AL. INST.210024625 PARCEL ID W000150005

D.B. 747 pg. 1806



(PHYSICAL SURVEY)

PLAT SHOWING IMPROVEMENTS ON LOTS 14 & 15, BLOCK 5
PLAN OF "SYDNORS POINT ADDITION", IN THE CITY OF RICHMOND, VA.

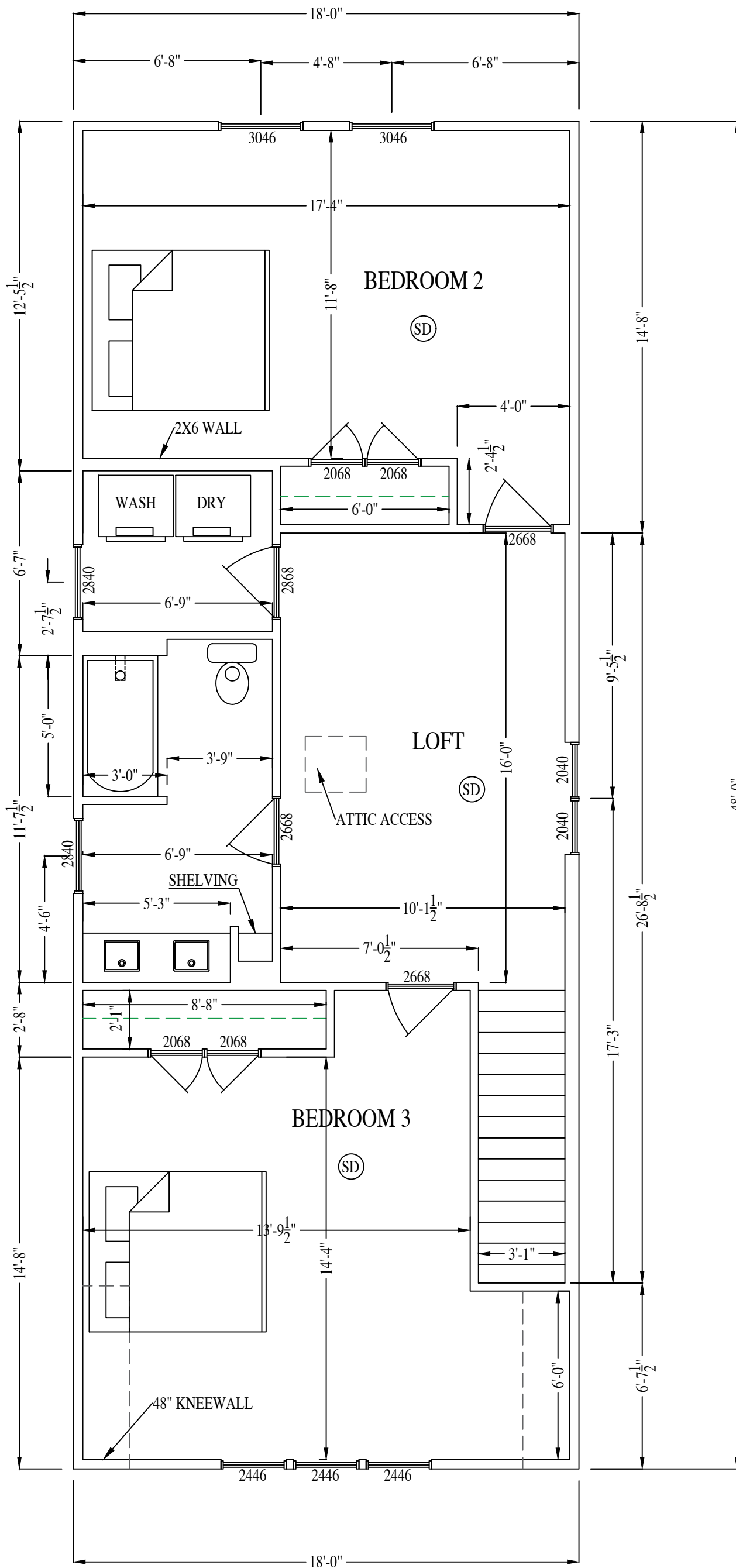
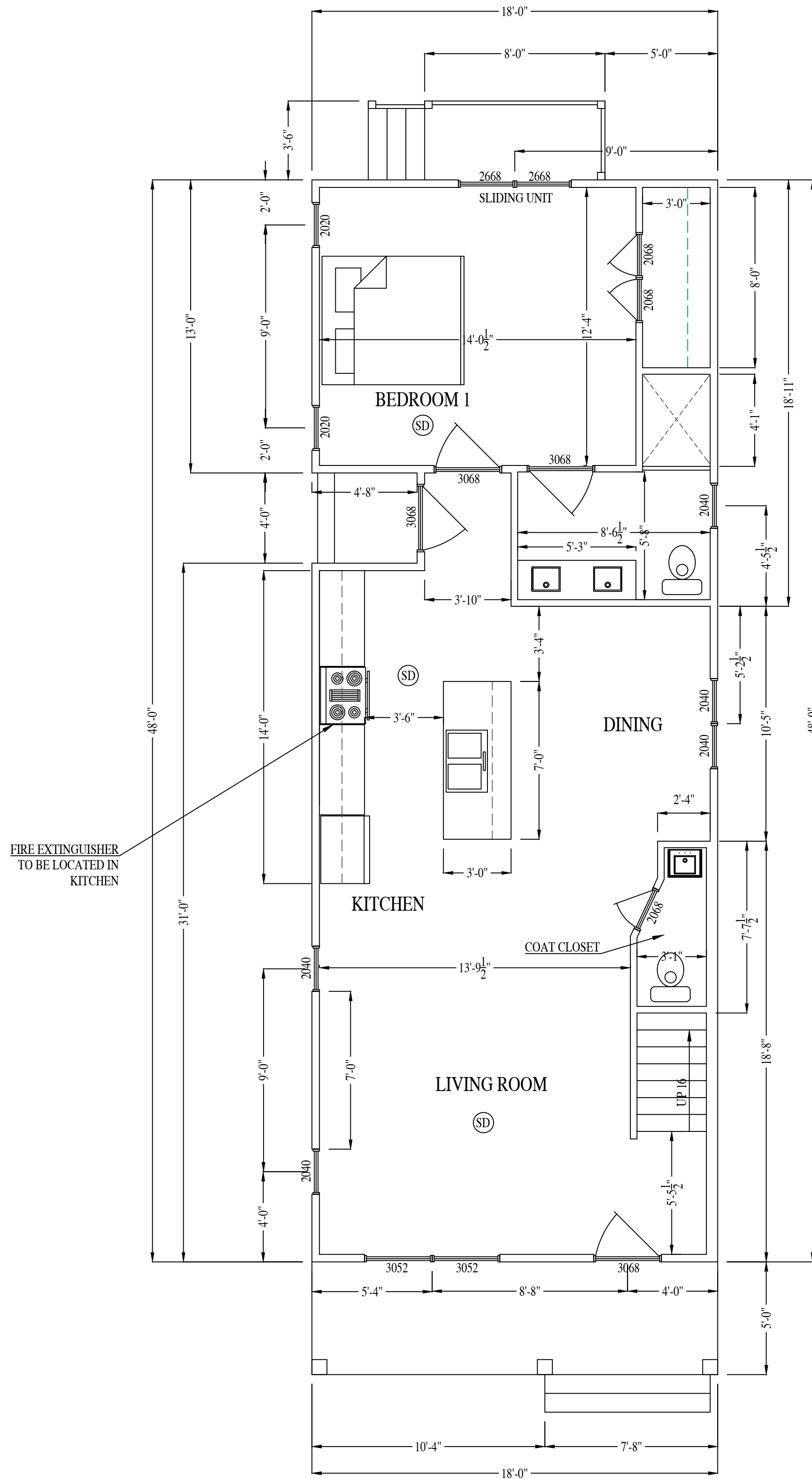
SCALE: 1" = 20'

THIS IS TO CERTIFY THAT ON MAY 16, 2022, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

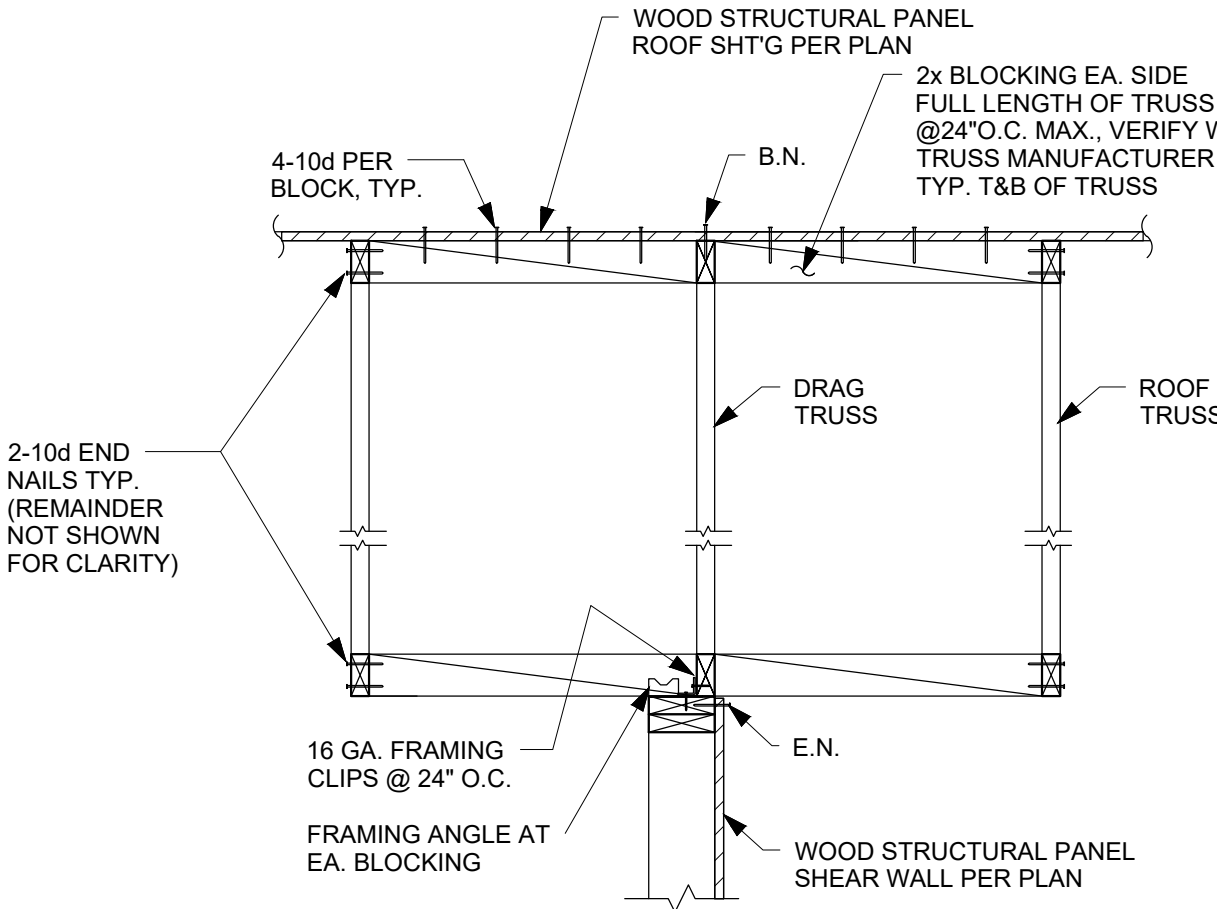
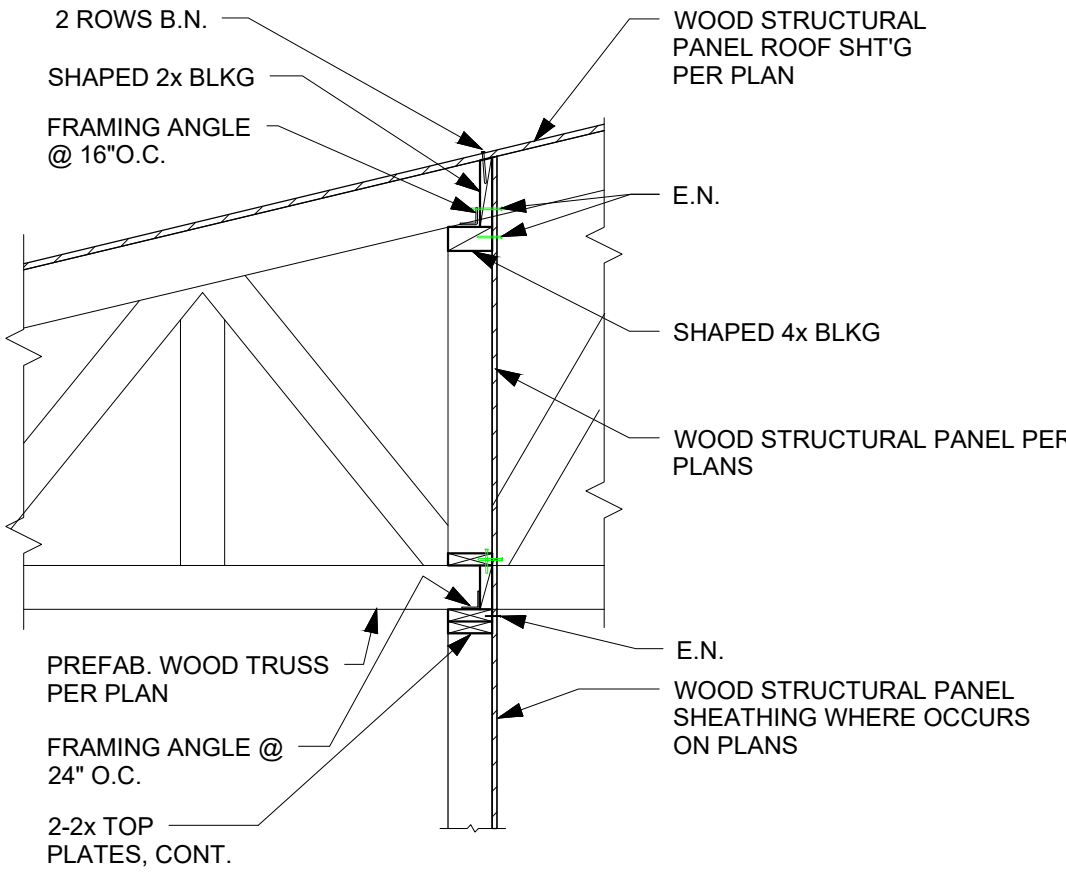
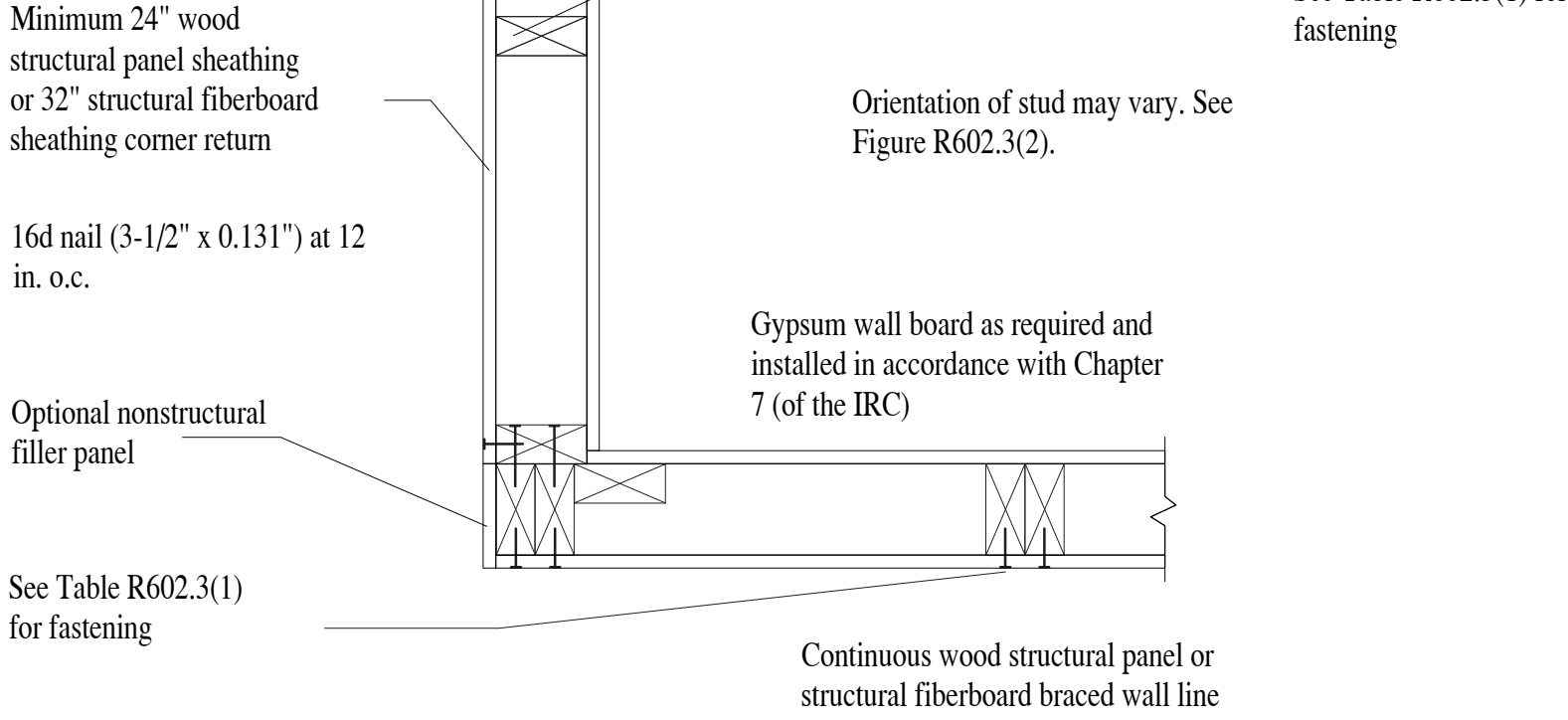


FREDERICK A. GIBSON
& ASSOCIATES, P.C.
LAND SURVEYORS
11521-G MIDLOTHIAN TURNPIKE
NORTH CHESTERFIELD, VIRGINIA 23235
PHONE 804 378-4485 FAX 804 378-4487

LEGEND	
○	= IRON ROD FOUND
●	= IRON ROD SET
UNLESS OTHERWISE NOTED.	
PROJECT # 1909-02 M	



CORNER DETAIL



3323 ROSEWOOD AVE

RIVER MILL DEVELOPMENT

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

REVISION NOTES

DATE	START

SCALE:

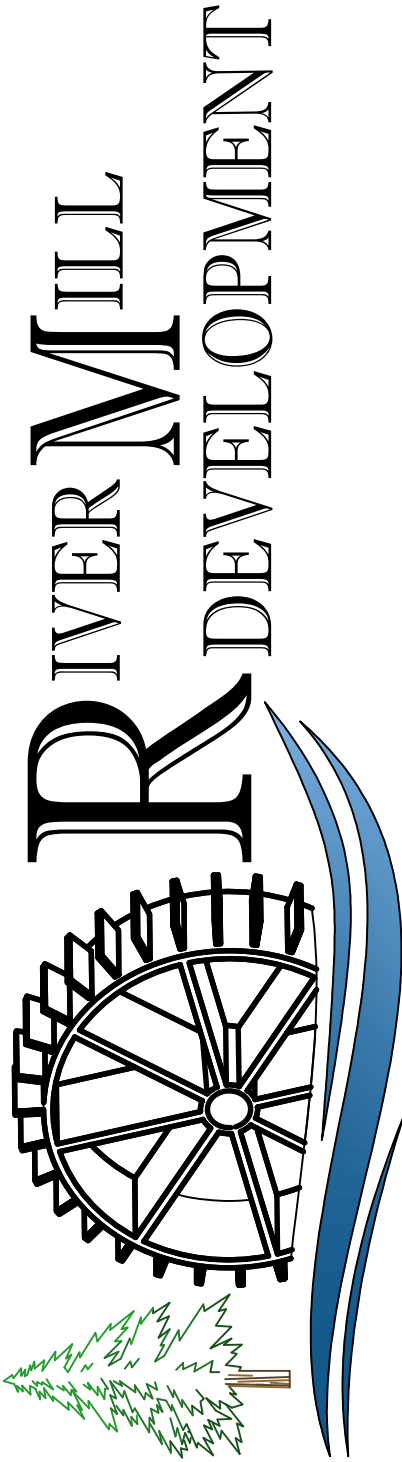
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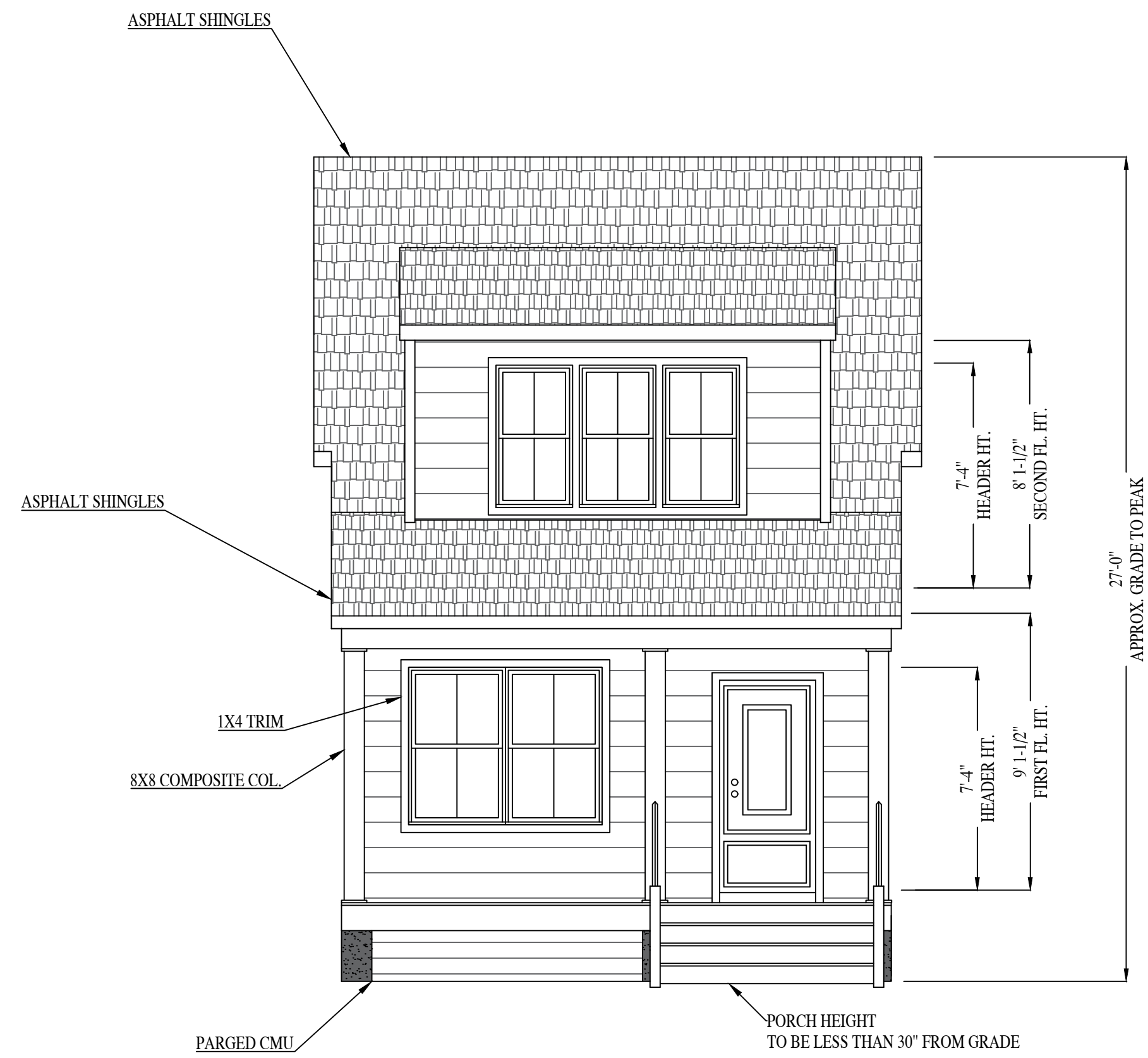
DATE:

5-15-2023

SHEET:

A1.1





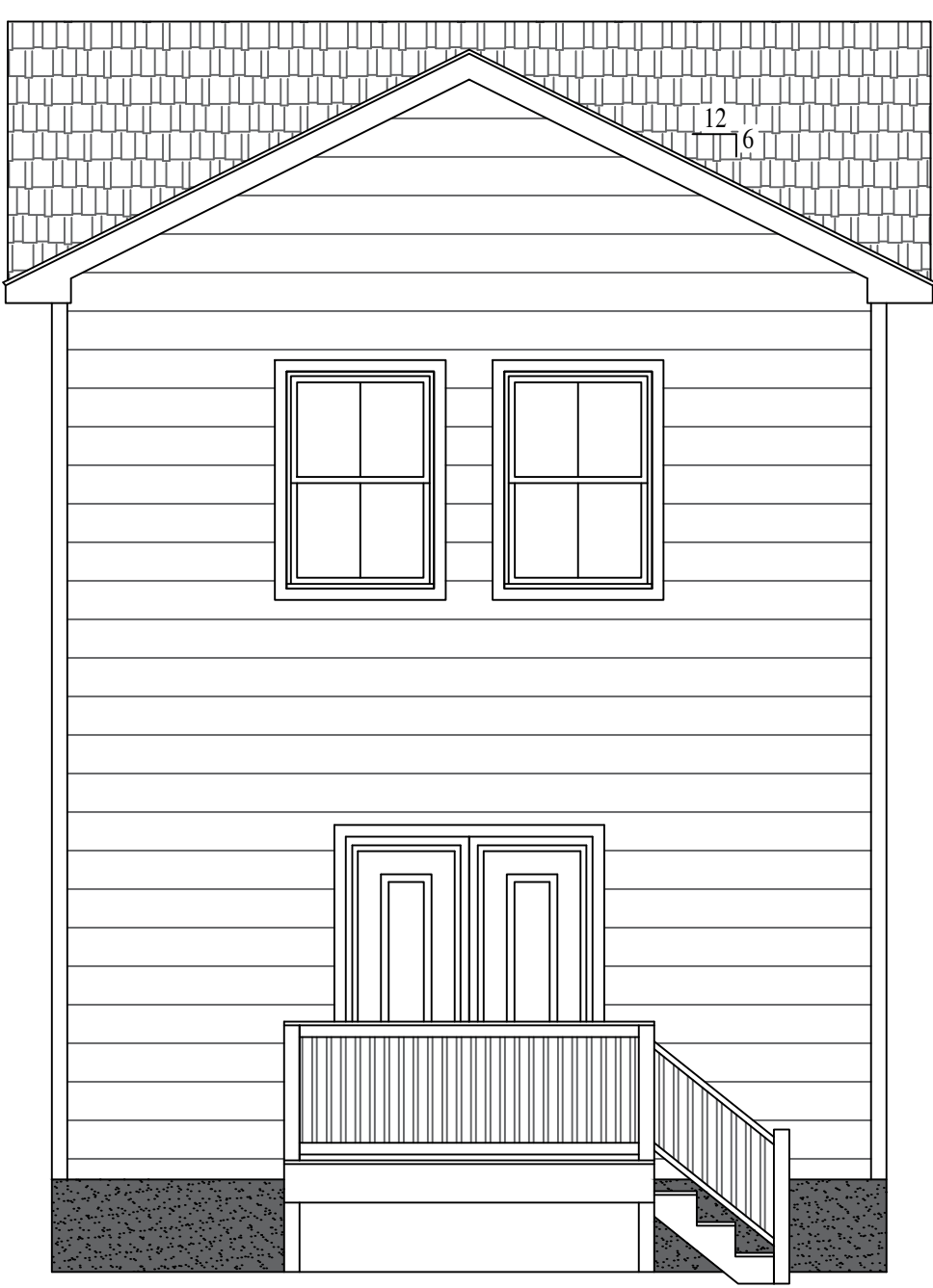
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

3323 ROSEWOOD AVE

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

REVISION NOTES

DATE	START

SCALE:

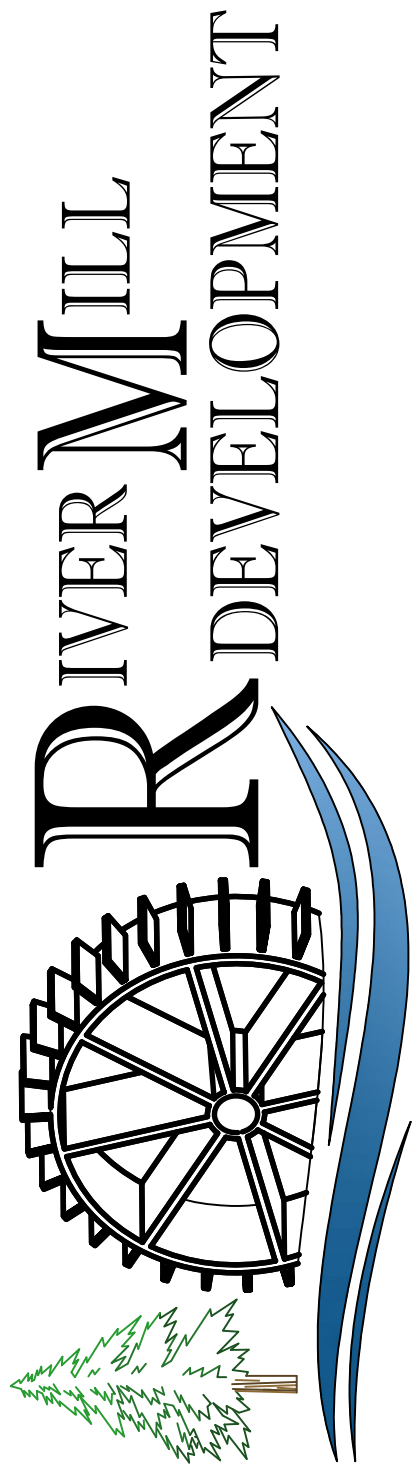
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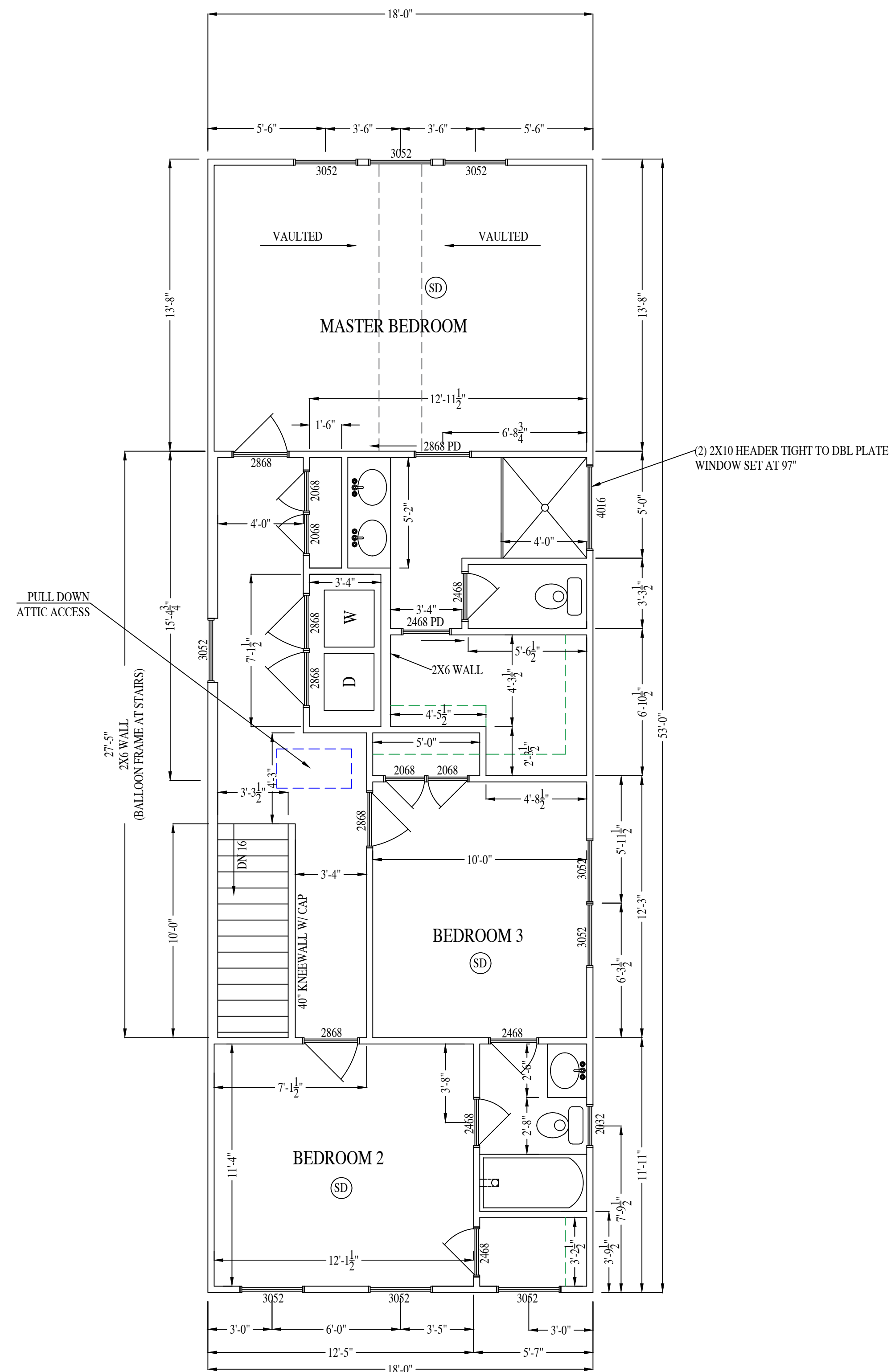
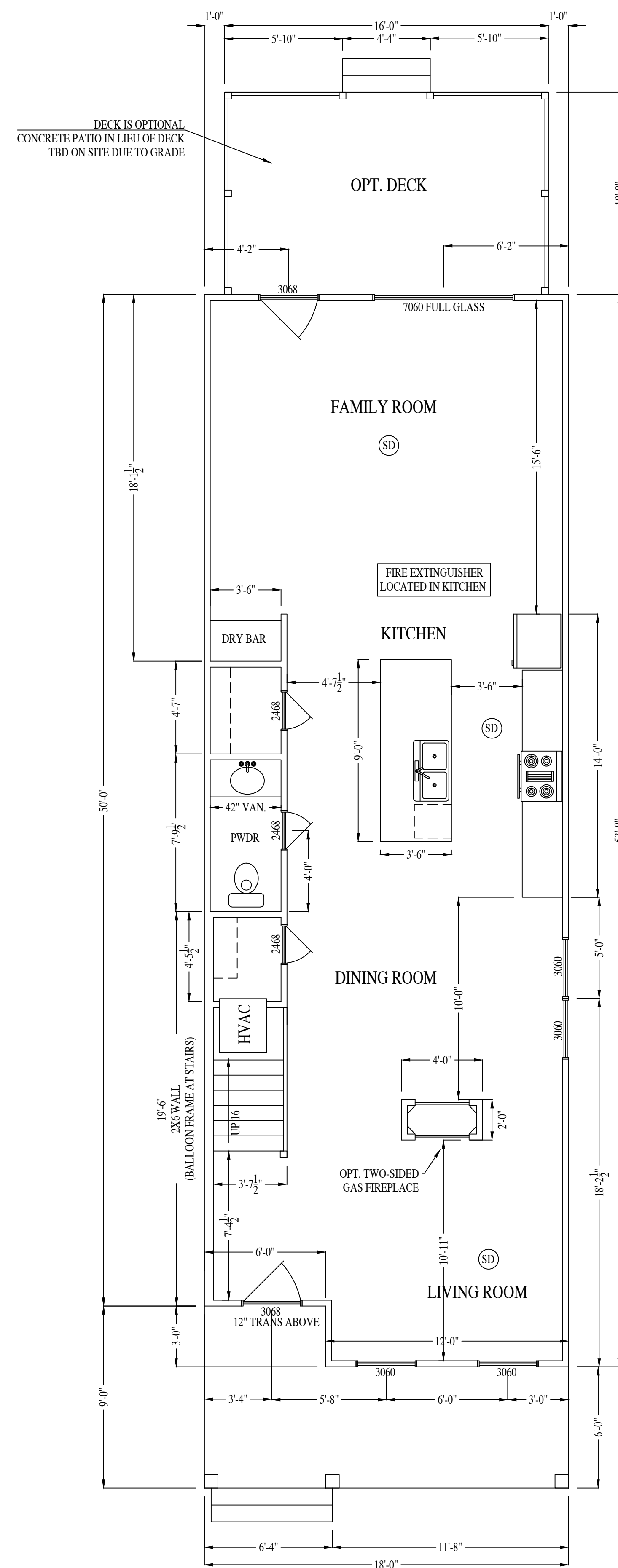
DATE:

5-11-2021

SHEET:

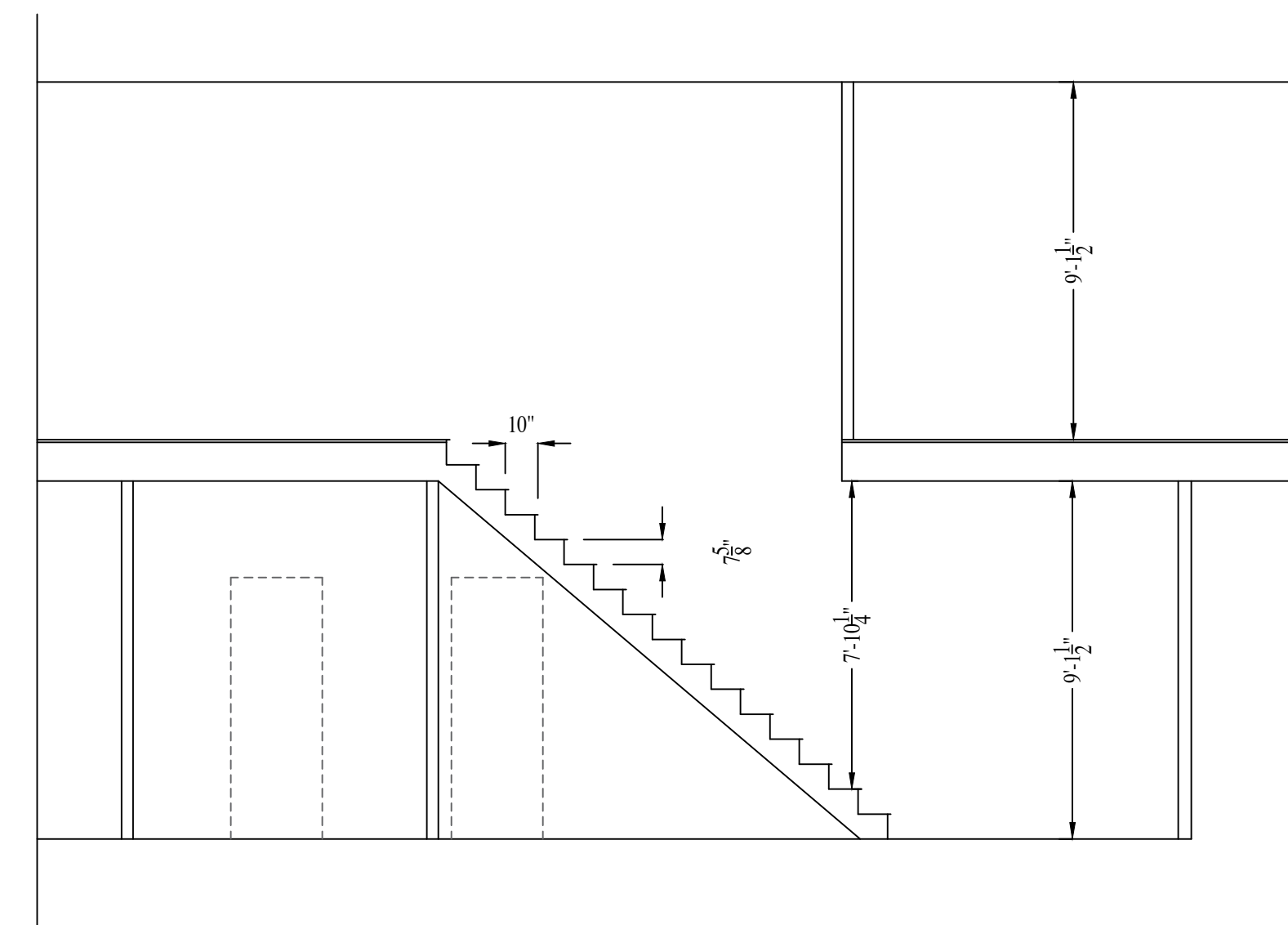
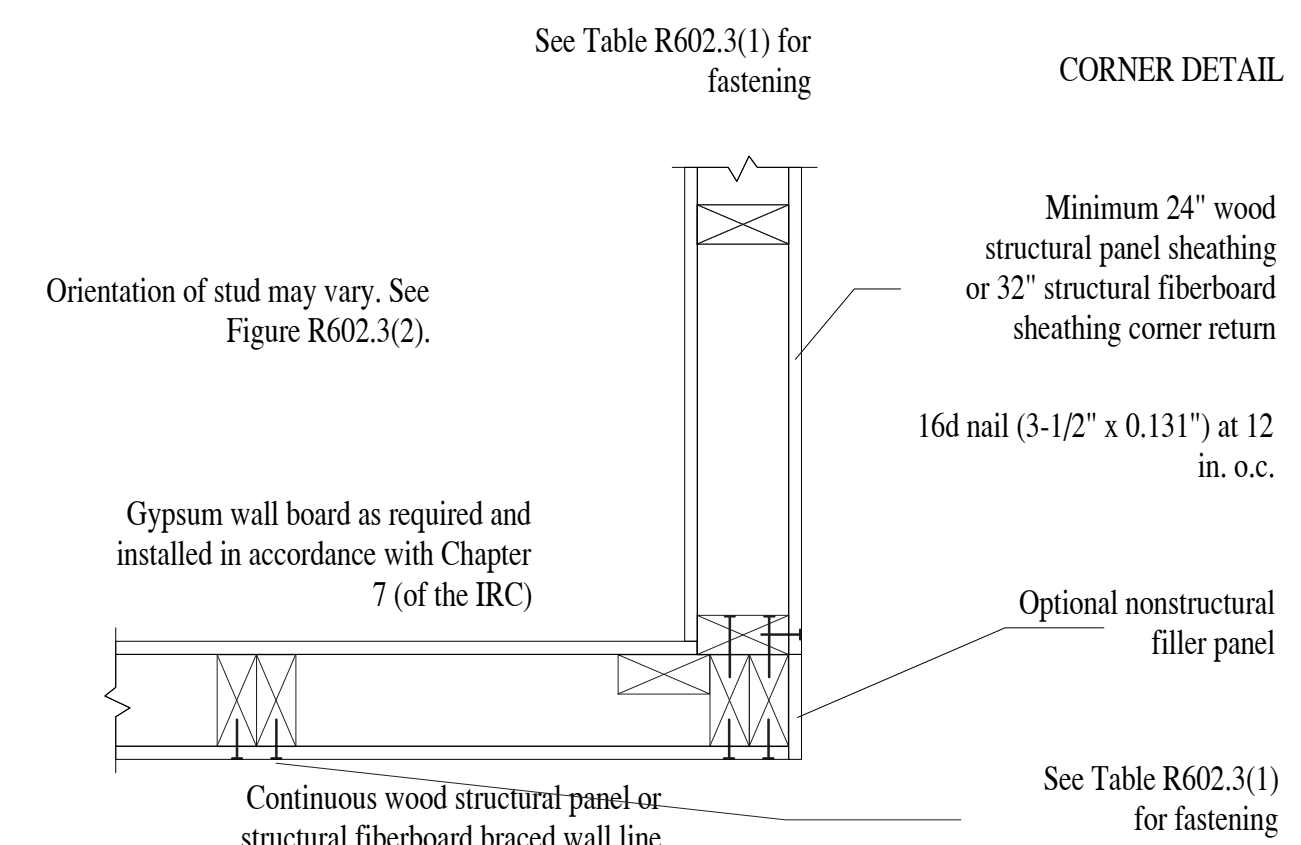
A2.1





1ST FLOOR HEATED SQ. FOOTAGE: 936 S.F.

2ND FLOOR HEATED SQ. FOOTAGE: 921 S.F.



SCALE:

$$1/4'' = 1'-0''$$

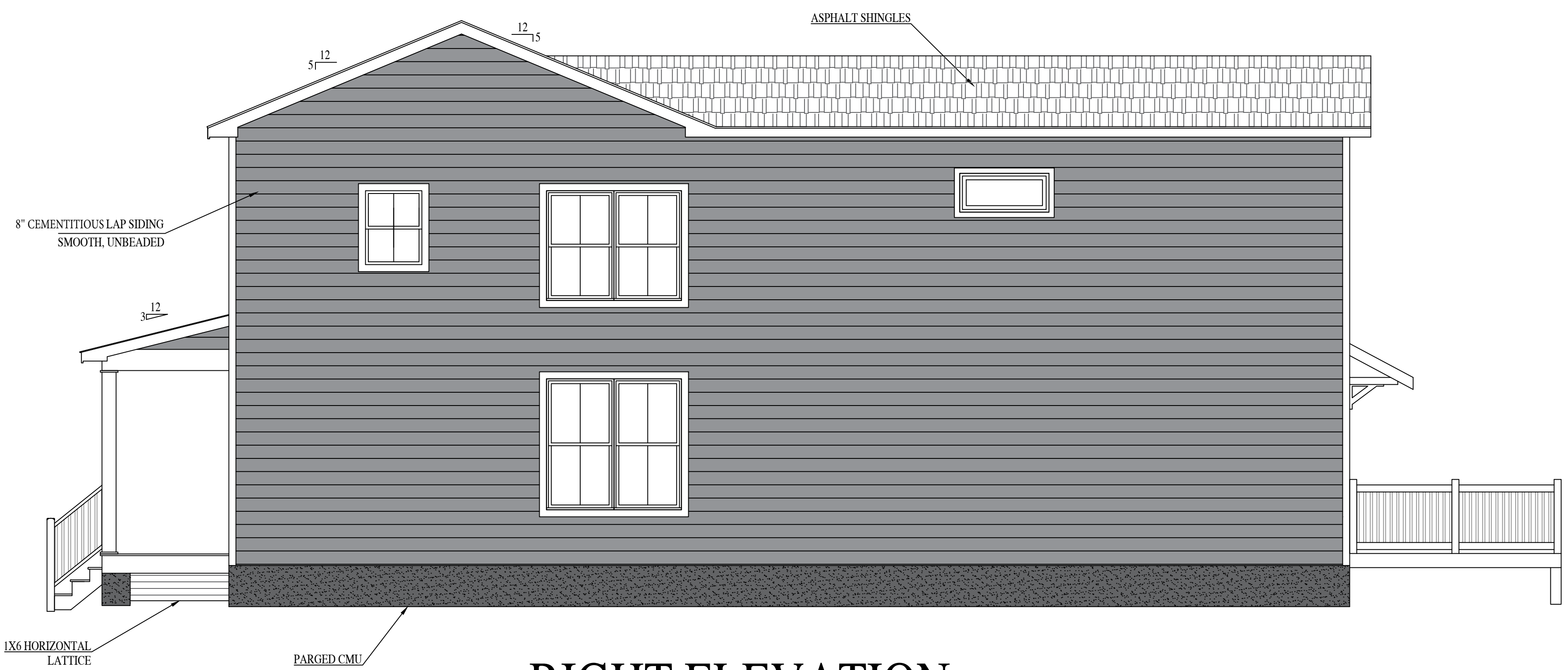
DATE:

7-14-2022

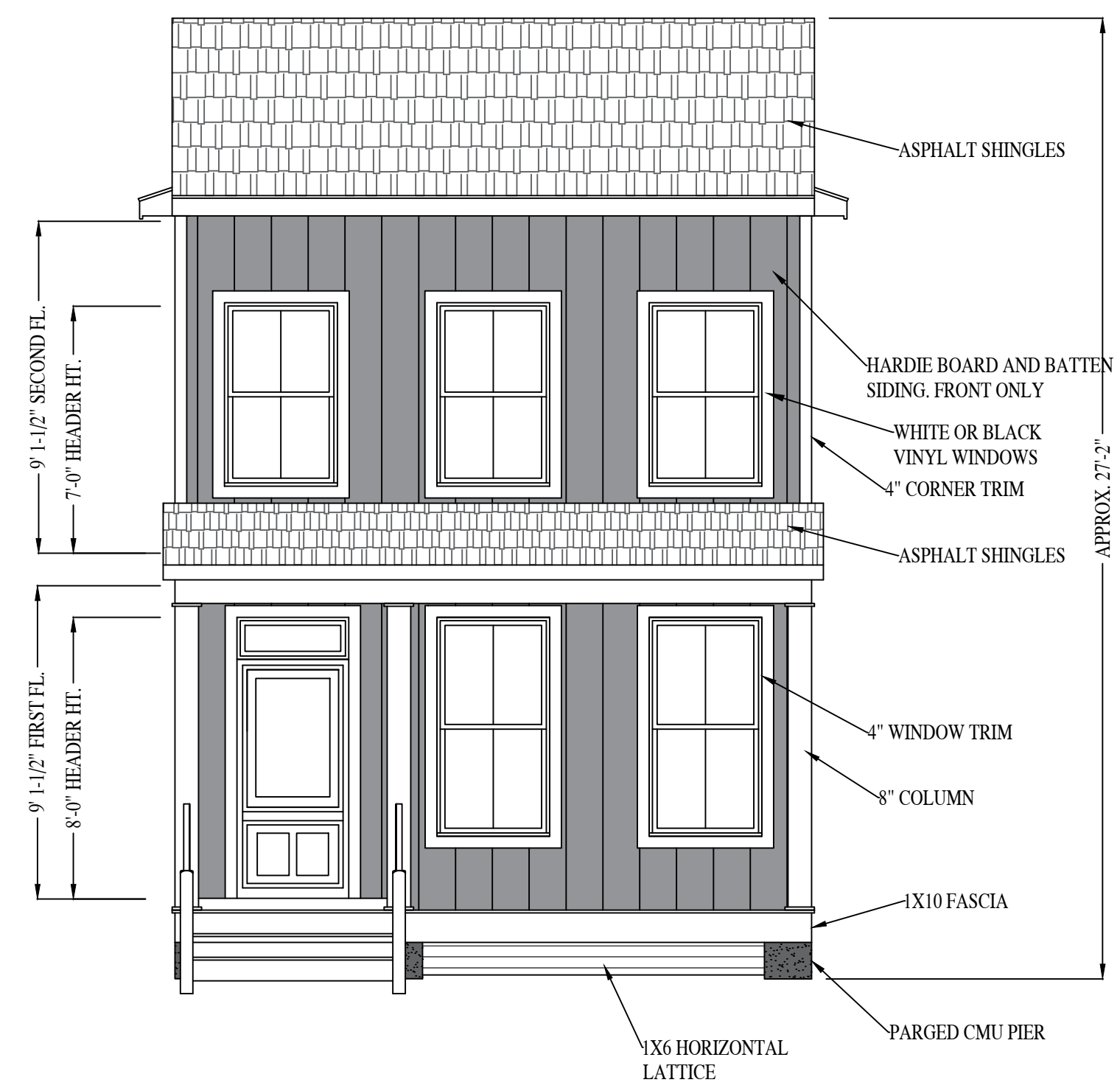
SHEET:

A1.1

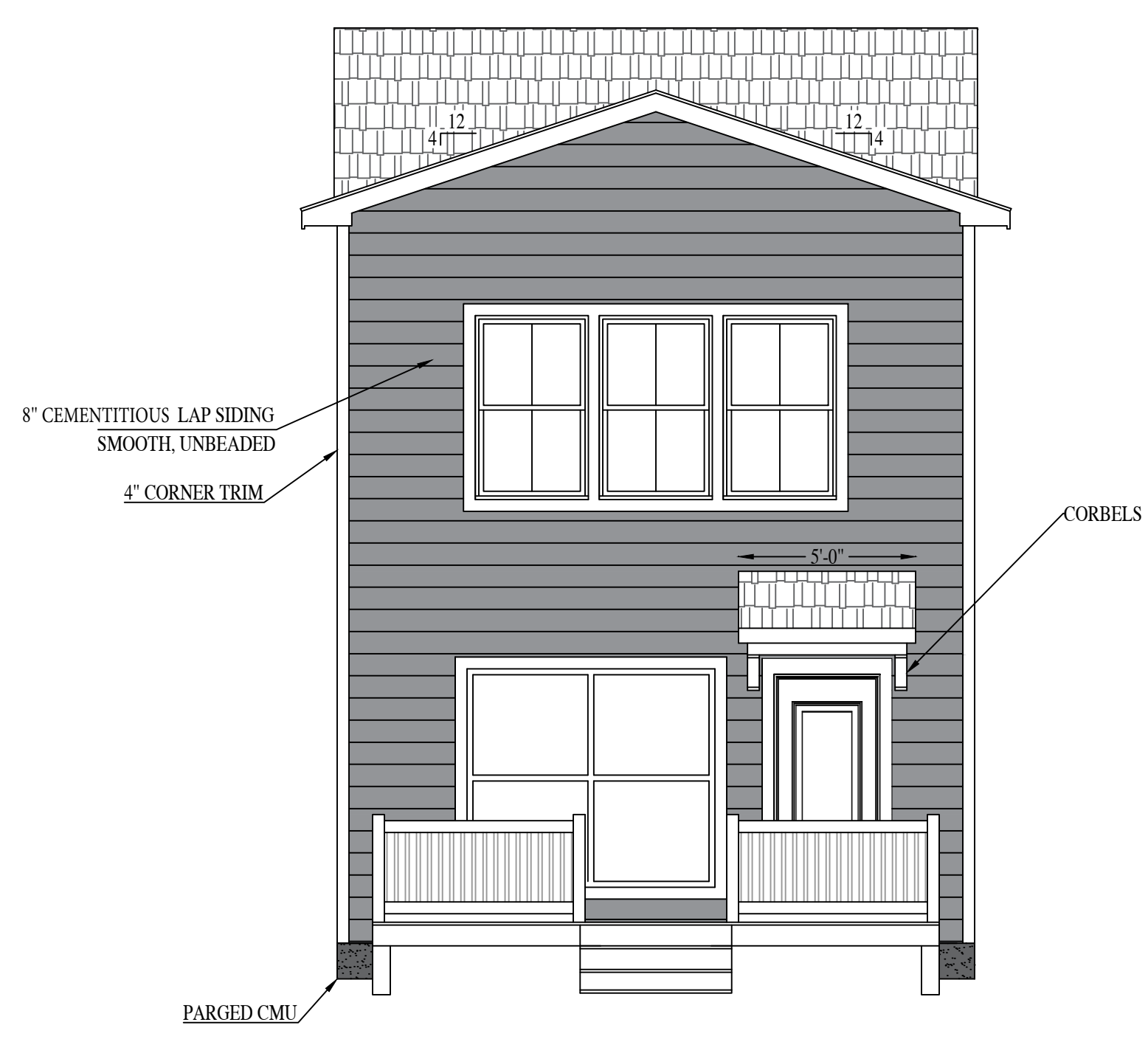




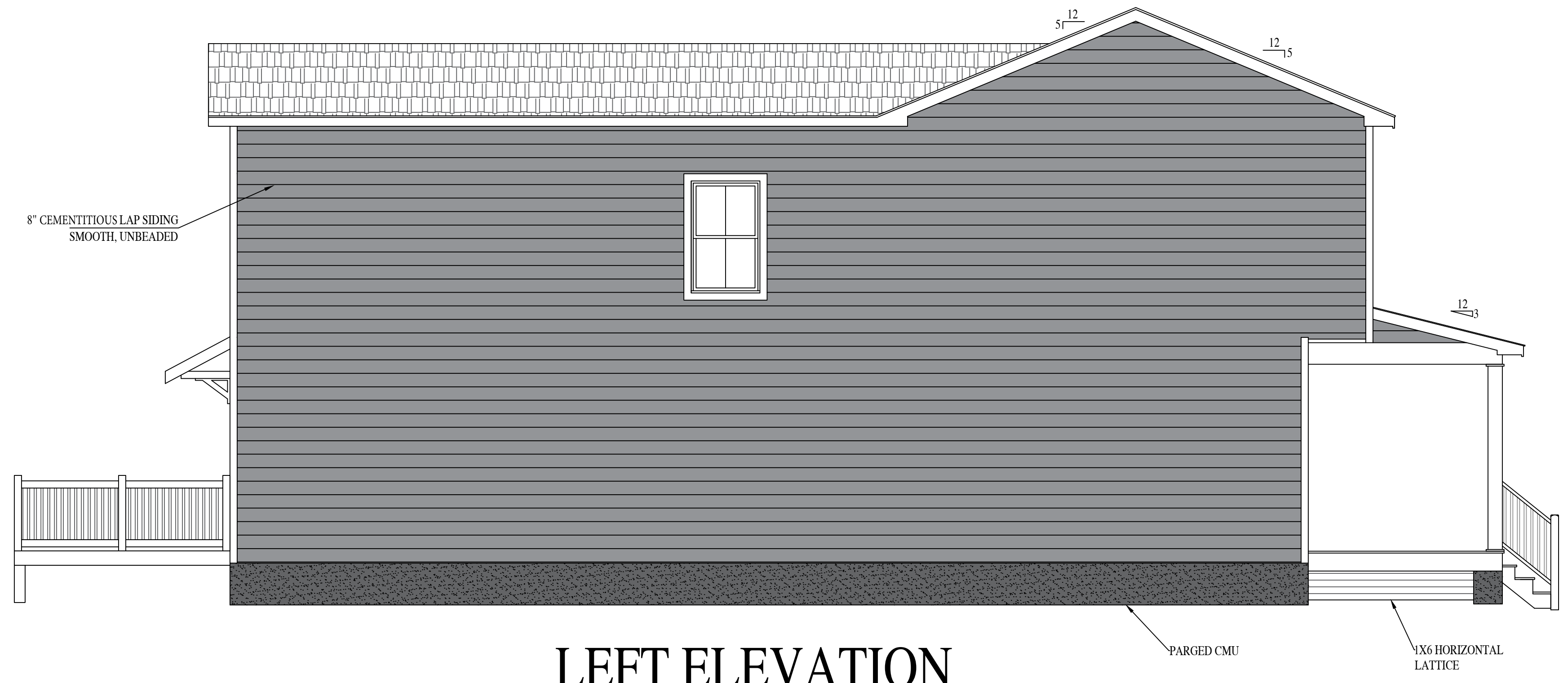
RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

3325 ROSEWOOD AVE

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

REVISION NOTES

DATE	START

SCALE:

1/4" = 1'-0"

DATE:

7-14-2022

SHEET:

A2.1

