



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

**Project Name/Location**

Property Address: 35, 41, 47, 53, 59 and 65 Rodman Road Date: 07/19/2018  
Tax Map #: C0060518027, 26, 25, 24, 23 & 72 Fee: \$1,552.30  
Total area of affected site in acres: 1.523 total acres

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: B-3

Existing Use: Existing dwelling on 35 Rodman Road; other parcels are vacant

**Proposed Zoning/Conditional Zoning**

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

R-4 Single Family Residential District

Existing Use: Existing dwelling on 35 Rodman Road; other parcels are vacant

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Lisa Englehart

Company: Englehart Construction Inc.

Mailing Address: P.O. Box 113

City: New Kent State: VA Zip Code: 23124-0113

Telephone: (804) 839-2694 Fax: ( )

Email: lisa@englehartconstruction.com

**Property Owner:** Raymond E Throckmorton REV Trust; Teresa T. Ford TRS

If Business Entity, name and title of authorized signee: Teresa Ford

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 21 Rodman Road

City: Richmond State: VA Zip Code: 23224

Telephone: (804) 389-5640 Fax: ( )

Email: teeford@aol.com

**Property Owner Signature:**

Teresa Ford, Trustee

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.



July 27, 2018

RE: 35, 41, 47, 53, 59 and 65 Rodman Road  
Englehart Construction Inc.  
Balzer No. 54180174

Rezoning Application  
Applicant's Report  
Proffered Conditions

To Whom It May Concern,

The applicant, Englehart Construction Inc., is requesting to rezone the parcels identified as 35 Rodman Road, 41 Rodman Road, 47 Rodman Road, 53 Rodman Road, 59 Rodman Road, and 65 Rodman Road, from B-3 General Business District to R-4 Single-Family Residential District. There is an existing house located on 35 Rodman Road and the other five (5) parcels are vacant. Per the request of the current owner, the existing house will be removed by the developer.

The applicant intends to develop the property for affordable market rate dwelling units to attract the workforce and young professionals looking for a new home. There are existing homes across the street that are in line with the R-4 standards, therefore the applicant believes this proposal is consistent with the surrounding community. There is also R-4 and R-2 zoning to the south and east of these parcels. The applicant does not anticipate any negative impact on the surrounding area and believes this proposal will be a great addition by providing affordable, quality homes for residents.

Should you have any questions, please contact me at (804) 794-0571.

Sincerely,  
BALZER AND ASSOCIATES, INC.

Andrew M. Scherzer, PLA, ASLA  
Executive Vice President

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