



# POWHATAN COUNTY BOARD OF ZONING APPEALS

## Agenda: Regular Meeting

Thursday, September 11, 2025

9:00 A.M.

Powhatan County Library: Conference Room  
2270 Mann Road

### 1. Call to Order

### 2. Roll Call / Establish Quorum

### 3. Review and Approval of Minutes of Previous Meeting(s)

- a. July 10, 2025, Regular Meeting Minutes

### 4. Scheduled Public Hearings

- a. **Case #25-01-BZA: Ryan Sanford (District #1: Sublett's/Manakin/Flat Rock)**, has submitted a variance application for a reduction in the front-yard setback to allow for a single-family dwelling within the required front yard. The subject 1.35-acre parcel is zoned Rural Residential (RR) and section 83-176(c) (front yard requirements) of the zoning ordinance requires a 100-foot front yard setback. The property owner would like to build a single-family dwelling 84.8 feet from the front property line due to a decreased buildable area from a pond expansion. The property is known as 3327 John Tree Hill Road and is identified on Powhatan County Tax Map as 19-1-8.

### 5. Other Business

### 6. Adjourn

Board of Zoning Appeals Meeting Minutes

July 10, 2025

**VIRGINIA: AT A CALLED MEETING OF THE BOARD OF ZONING APPEALS HELD IN THE POWHATAN COUNTY LIBRARY CONFERENCE ROOM, 2270 MANN ROAD IN POWHATAN COUNTY, VIRGINIA, JULY 10, 2025 AT 9:00 AM**

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**Board Members Present**

Michael Latham  
Joey Paquette  
Steve Hancock  
Steven Forrest

**Board Members Absent**

Thomas Fletcher

**Staff Members Present**

Sean Clendening, Planner II  
Kalli Jackson, County Attorney

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**1. Call to Order**

Mr. Paquette called the meeting to order.

**2. Roll Call to Determine a Quorum**

A quorum was met with four members present.

**3. Election of Chair and Vice Chair**

Joey Paquette was elected chair.

**VOTE 4-0**

**MOTION PASSED**

Steven Forrest was elected Vice Chair.

**VOTE 4-0**

**MOTION PASSED**

**4. Adoption of Rules of Procedure**

Rules of Procedure were adopted with no changes from last year.

**VOTE 4-0**

**MOTION PASSED**

**5. Approval of Minutes – September 12, 2024**

Minutes were approved as presented.

**VOTE 4-0**

**MOTION PASSED**

**6. Public Hearing (Case #25-01-BZA) Ryan Sanford (District #1: Sublett's/Manakin/Flat Rock), has submitted a variance application to allow construction of a single-family home with a reduced front yard setback at 3327 John Tree Hill Road on Tax Map No. 19-1-8. The**

July 10, 2025

property is zoned Rural Residential (RR) and Section 83-176(c) (front yard requirements) of the Zoning Ordinance requires a 100-foot front yard setback. The property owner would like to build the home approximately 67 feet from the front property line due to a decreased buildable area from a pond expansion on an adjacent property.

**7. Discussion and Public Hearing**

Mr. Clendening provided an overview of the variance request and mentioned that the variance request was for a reduction of the front yard setback from 100 feet to 67.1 feet. Mr. Clendening stated that Mr. Sanford purchased the property after the pond was established in 1968 and that the problem was not created by the applicant. Mr. Clendening stated that staff does not believe that approval of this proposal would create an undue burden on nearby residents.

Mr. Sanford was asked if he was aware of how many square feet the house would be, and he replied that it would be 2500 on the first floor and 750 optional above the garage.

Mr. Paquette asked if that included the garage.

Mr. Sanford stated the garage would be attached and approximately 1,000 square feet.

Mr. Sanford stated that he is planning on building a single-family residence for his personal use and does not believe the neighbors have any issue with this. He also stated that if his application is denied, he would not use the site for his personal use but instead build a 2-story building that would be for resale.

Mr. Sanford was asked if he knew where the well and drainfield will be located.

Mr. Sanford responded that they would be in the front or right.

Mr. Latham asked if the wetlands were delineated. Mr. Sanford responded that he believed so.

Mr. Latham stated that he believed there was more buildable area further back. Mr. Sanford responded that was not possible due to the topography and asked Potts and Minter to push it back as far as possible.

Mr. Paquette opened the floor for public comments.

Alex Holiday stated that she was concerned with new development in Powhatan and keeping Powhatan rural. She asked if the property owner to the left is OK with it although it is under contract and knows nothing about it. She stated the pond is not a headwater for the creek as there is another pond further back. She also stated that knowing the applicant would be living there they would feel better about the proposal.

Patrick Lewis stated that the building would be a substantially-sized structure in the neighborhood and stated that property values in the neighborhood are unaffordable.

Seeing no one else who wished to speak, Mr. Paquette closed the floor for public comments.

Mr. Paquette stated that one of the ten criteria is the least possible deviation of relief and that it does appear that the dimensions of the house could be adjusted or its location adjusted.

Mr. Forrest stated that he lives in the neighborhood and does not feel that the encroachment would negatively impact the character of the neighborhood.

July 10, 2025

Mr. Paquette asked if anyone had spoken with the owner of the pond to see if it has risen higher than normal. Mr. Sanford replied that he spoke with the owner but couldn't speak to the state of the pond compared to the past.

Mr. Latham stated that with the drainfield being located in the front, there would not be as much buffering and that he doesn't see how there is a hardship.

Mr. Hancock stated that he agreed that there appear to be other options.

Ms. Jackson stated that there was a recommended condition and that other conditions could be added.

Mr. Latham made a motion to defer to the August meeting.

**VOTE 4-0**

**MOTION PASSED**

**8. Other Business**

Certified BZA Program Information

Ms. Jackson explained the Certified BZA Program and said the County would pay for anyone interested in attending.

**9. Adjourn**

There being no further business, Mr. Paquette adjourned the meeting.

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Joey Paquette, BZA Chair

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Ligon Webb  
Planning Director/Zoning Administrator



## Case #25-01-BZA: Sanford Variance

Staff Report Prepared for the Board of Zoning Appeals

Prepared by Sean Clendening, Planner II

July 10, 2025 (deferred)

September 3, 2025

**(See updated sections since 7/10/2025: Section IV. Variance Analysis)**

### I. PUBLIC HEARING

July 10, 2025

After Public Hearing, Deferred by BZA

September 11, 2025

Public Hearing

### II. IDENTIFICATION AND LOCATIONAL INFORMATION

Variance Request

Allow a reduction of the 100-foot front-yard setback to an 84.8-foot front-yard setback. The requested setback reduction will allow a new single-family house to be developed on the property.

Existing Zoning

Rural Residential (RR)

Parcel Size

1.35 acres

Parcel Tax Map

19-1-8

Applicant

Ryan Sanford

Owner

Richmond Signature Homes LLC

Property Location

The property is located at 3327 John Tree Hill Road. The property is located approximately 1,600 feet traveling north from the intersection of John Tree Hill Road and Judes Ferry Road.

Electoral District

District 1 (Subletts/Manakin/Flat Rock)

### III. EXECUTIVE SUMMARY

Pursuant to Zoning Ordinance Section 83-176(c), a 100-foot front-yard setback is required for a single-family dwelling in the Rural Residential (RR) zoning district. The applicant is requesting a variance to reduce the front-yard setback to 84.8 feet. The buildable area of the property is limited due to a flooded area and topographic constraints associated with an existing pond located toward the rear of the lot.

The subject property has been on record since 1975 and, while it does not meet the current minimum lot size requirement of ten acres for RR-zoned properties, it is considered a legal nonconforming lot with respect to lot size. However, it is still subject to compliance with all other development standards of the RR district, including minimum yard setbacks.

The applicant has submitted a proposed house location survey showing that all other required setbacks (side and rear) can be met in compliance with the zoning ordinance. (See *Figure 2*)

Zoning Ordinance Section 83-123(m) outlines the process for requesting a variance, consistent with Code of Virginia § 15.2-2309, which allows for deviations from zoning standards—such as setbacks—when a landowner demonstrates that, due to special circumstances beyond their control (e.g., exceptional topography, shape, or other extraordinary conditions), strict application of the ordinance would effectively prohibit or unreasonably restrict use of the property, or the variance would alleviate a clearly demonstrable hardship, not merely a personal convenience.

The Code of Virginia § 15.2-2309.2 further states that a variance shall be granted if the evidence shows that it would alleviate a hardship by allowing a reasonable modification or improvement for a person with a disability.

In accordance with Section 83-123(m), the Board of Zoning Appeals (BZA) shall decide on the variance request following a duly advertised public hearing. A variance may only be granted upon a finding that all the following standards are met:

1. The property for which the variance is requested was acquired in good faith;
2. Strict application of the ordinance would produce an undue hardship relating to the property and would effectively prohibit or unreasonably restrict its use due to:

- The exceptional narrowness, shallowness, size, or shape of the property as it existed at the time of ordinance adoption or amendment;
  - Exceptional topographic conditions or other extraordinary conditions of the property; or
  - The condition, situation, or development of adjacent property;
3. The hardship is not self-created;
  4. The hardship is not shared generally by other properties in the same zoning district and vicinity;
  5. The variance will alleviate a clearly demonstrated hardship, not merely a special privilege or convenience;
  6. The variance is in harmony with the spirit and intent of the ordinance;
  7. The variance will not be of substantial detriment to adjacent properties;
  8. The character of the zoning district will not be altered by granting the variance;
  9. The condition or situation is not so general or recurring that a regulatory amendment would be more appropriate; and
  10. The variance requested is the least possible deviation from the applicable standard necessary to afford relief.

#### IV. PROPERTY DESCRIPTION AND SITE VISUALS

The applicant is proposing to build a home on a 1.35-acre parcel, known as 3327 John Tree Hill Road. (Figure 1). Figure 2 shows a survey with a proposed location for the building, including the flooded area.



Figure 1

THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.

NOTE: THIS PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' AS SCALED FROM FLOOD INSURANCE RATE MAP 51145C0135C. EFFECTIVE DATE: 9-26-24

NOTE: ALL SHOWN HEREON CONTINGENT UPON CURRENT HEALTH PERMITS, COUNTY REVIEW AND APPROVAL.

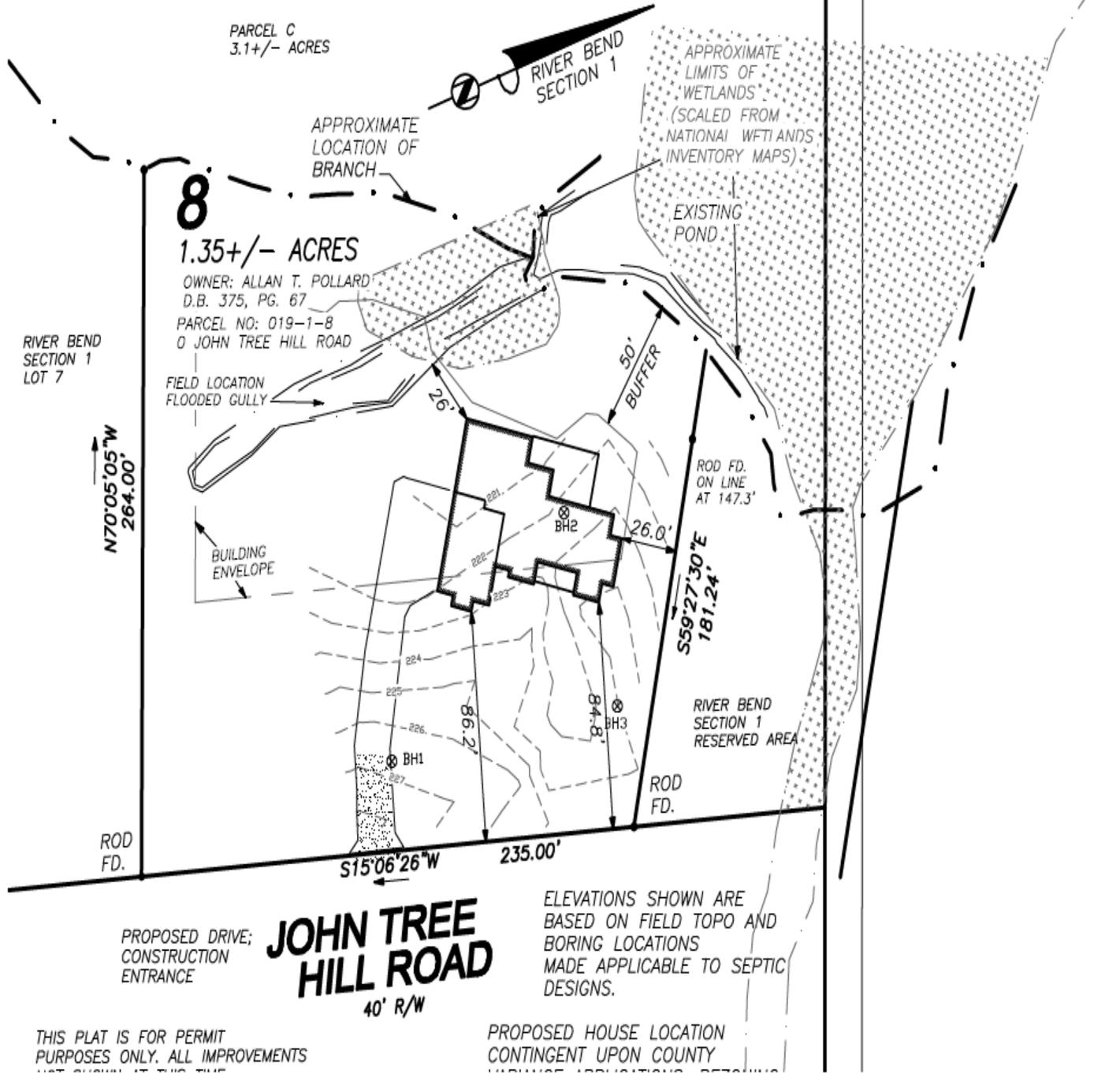
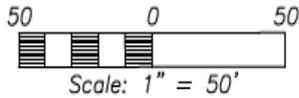


Figure 2: Proposed House Location Survey



View of the front of the property  
from John Tree Hill Road



View of the interior of the lot



View of the pond

## V. Environmental Analysis

The existing pond at the rear of the property was reportedly constructed in 1968, and according to the property owner, no alterations have been made to the pond or its dam since that time. The pond serves as the headwaters of an intermittent stream, which is subject to a 50-foot stream buffer setback from the top of each stream bank, in accordance with County environmental regulations. The applicant's proposed house location has been sited to fully avoid any encroachment into this required stream buffer. Additionally, the area surrounding the pond is identified in the National Wetlands Inventory (NWI) as a PUBHh

wetland—a permanently flooded, diked or impounded waterbody with unconsolidated bottom. While this mapping reflects the presence of a water feature, it does not show federal or state regulatory jurisdiction. The proposed construction area is located well outside of both the stream buffer and the mapped wetland, and no disturbance to sensitive environmental features is anticipated.



## VI. VARIANCE ANALYSIS

In July 2025, the applicant submitted a house location survey indicating the dwelling’s front setback of 67 ft. The resubmitted house location survey shows the dwelling’s front setback of 84.8 ft (see figure 2). At the initial hearing (July 10, 2025), a decision to defer action was made by the BZA so that the applicant could provide documentation from a Virginia licensed engineer that the buildable area was limited due to topographical or environmental issues with the site; thus, resulting in the need to encroach into the required front setback of 100 feet. Staff has made numerous attempts to contact the applicant requesting the necessary documentation from a licensed engineer, but as of September 4, 2025, the documentation that has been provided (see attachment 2) is not sufficient to satisfy the

BZA's request (see the chart below shows what review standards have been met and not met)

### Variance Permit Review Standards

Variance Permit Review Standards Sec. 83-123(m)(4)	Meets Standard	Does not meet standard
1. The property for which the variance is requested was acquired in good faith	X	
2. Strict application of this chapter would produce undue hardship relating to the property—i.e., would effectively prohibit or unreasonably restrict the utilization of the property by reason of: <ul style="list-style-type: none"> <li>• The exceptional narrowness, shallowness, size, or shape of the property at the time of the effective date of this chapter or an amendment thereto;</li> <li>• Exceptional topographic conditions or other extraordinary situation or condition of the property; or</li> <li>• The condition, situation, or development of other property immediately adjacent to the property.</li> </ul>		X
3. The situation or condition producing the hardship is not self-created;	X	
4. The hardship is not shared generally by other properties in the same zoning district and the same vicinity;	X	
5. The authorization of the variance permit (zoning) alleviates this clearly demonstrated hardship (as distinguished from a special privilege or convenience sought by the applicant);		X
6. The authorization of the variance permit (zoning) is in harmony with the intended spirit and purpose of the ordinance;	X	
7. The authorization of the variance permit (zoning) will not be of substantial detriment to adjacent properties;	X	
8. The character of the zoning district in which the land is located will not be changed by the granting of the variance permit (zoning);	X	
9. The condition or situation of the land is not of so general or recurring in nature as to make reasonably practicable the formulation of a regulation or standard to address the condition or situation; and	X	
10. The variance permit (zoning) authorized by the BZA is the least possible deviation from the standards necessary to afford relief.		X

### VII. PUBLIC SERVICE ANALYSIS

The applicant will need Health Department approval before submitting the building permit application.

**VIII. STAFF RECOMMENDATION (Updated on September 4, 2025)**

Staff **recommend denial** for the variance for the following reasons:

1. The variance request appears to alleviate a limitation on the buildable footprint for a specific house design, but not all house designs.
2. The applicant has not exhausted all possibilities as it relates to constructing a single-family dwelling.
3. The variance permit is not the least possible deviation from meeting the county ordinance.
4. The applicant has not provided requested documentation from a Virginia licensed engineer stating the variance is needed to some topographical or environmental anomaly on the site.

**IX. RECOMMENDED CONDITIONS (if variance is granted)**

The applicant shall submit a survey signed by a licensed surveyor certifying the location of the footings as part of their building permit.

The applicant shall provide a minimum of 30 feet of natural undisturbed buffer from the edge of the road within the front setback area.

**X. Recommended Motions**

Recommended Motion for Approval:

“I move that the Board of Zoning Appeals approve the variance request to reduce the front-yard setback from 100 feet to 84.8 feet for Tax Map Parcel 19-1-8, as shown on the applicant-submitted house location survey, based on the finding that the request meets the standards set forth in Section 83-123(m) of the Powhatan County Zoning Ordinance and Code of Virginia § 15.2-2309. The variance is necessary to address a site-specific hardship not created by the applicant, and approval will not result in substantial detriment to adjacent properties. The applicant shall submit a survey from a certified land surveyor indicating the location of the footings as part of the building permit.”

Recommended Motion for Denial:

“I move that the Board of Zoning Appeals deny the variance request to reduce the front-yard setback from 100 feet to 84.8 feet for Tax Map Parcel 19-1-8, based on the finding that the request does not meet one or more of the required standards for variance approval set forth in Section 83-123(m) of the Powhatan County Zoning Ordinance and Code of Virginia § 15.2-2309, specifically \_\_\_\_\_.”

Recommended Motion for Deferral:

“I move that the Board of Zoning Appeals defer action on the variance request for Tax Map Parcel 19-1-8 to **[insert meeting date]**, to allow the applicant additional time to **[state reason—e.g., provide additional information, revise the plan, obtain agency comments, etc.]**.”

**Attachment:**

- 1. Sanford BZA Application**
- 2. Letter from Potts, Minter, and Associate**

# Attachment 1



**County of Powhatan, Virginia**  
Application for a Hearing  
Before the BZA

<b>For Office Use Only</b>	
Case Number	297-2025

Powhatan County, Virginia  
Department of Community Development  
3834 Old Buckingham Road: Suite F  
Powhatan, VA 23139

<b>Applicant Information</b>	
Name of Applicant	RYAN SANFORD
Mailing Address	1208 SANTA ROSA RD. HENRICO, VA. 23229
Phone Number	804-218-3409
Email Address	RYAN@RYANSANFORDTEAM.COM

<b>Owner Information</b> (Complete this section if the applicant is not the current property owner)	
Name of Owner	RICHMOND SIGNATURE HOMES, LLC.
Mailing Address	1208 SANTA ROSA RD HENRICO VA. 23229
Phone Number	804-218-3409
Email Address	RYAN@RYANSANFORDTEAM.COM

If the applicant is not the owner, the applicant must provide written documentation that the current property owner consents to the application (see form entitled *Consent of Owner(s) to Permit Request*).

If there are multiple owners, all owners must sign the application or provide other documentation consenting to the

<b>Applicant Representative</b> (Complete this section if correspondence should be directed to someone other than the applicant)	
Name of Representative	
Mailing Address	
Phone Number	
Email Address	

Parcel Information	
Tax Map Number	019-1-8
Physical Address	3327 JOHN TREE HILL POWHTAN VA, 23139
General Description of Property Location	OFF JUDES FERRY RD NEAR THE JAMES RIVER
Existing Use of Property (include a description of any existing structures)	VACANT LAND
Magisterial District	HULGUENOT
Total Acreage	1.35 ACRES
Current Zoning	R-R
Countywide Future Land Use: Land Use Designation	Rural Areas

Variance Request Form

Requested Variance  
TO BE ABLE TO BUILD A SFR WITHIN THE 100' REQ'D SETBACK

Zoning Ordinance Standard to be Modified (include section of code and current standard)  
83-176

The strict application of the zoning ordinance would effectively prohibit or unreasonably restrict the utilization of the property because:  
BUILD ENVELOPE WILL BE TOO SMALL TO BUILD ON.

Approval of the requested variance will alleviate a clearly demonstrated hardship because:  
A LANDOWNER BEHIND HAS MADE A DAMN TO MAKE A MAN MADE POND, WHICH WATER HAS SIGNIFICANTLY DECREASED THE BUILD ENVELOPE ON MY PROPERTY

The requested variance is in harmony with the intended spirit and purpose of the ordinance because:  
OTHERWISE THIS LOT IS NOT LIKELY BUILDABLE

Approval of the requested variance will not be of substantial detriment to adjacent properties because:  
THE PROPERTY TO THE RIGHT IS NOT BUILDABLE, THE PROPERTY OWNER TO THE LEFT HAS ZERO ISSUE WITH THIS REQUEST.

A plat showing all proposed changes to occur on the property, including all dimension of the lot, setbacks, and existing or proposed structures should be submitted with this application.



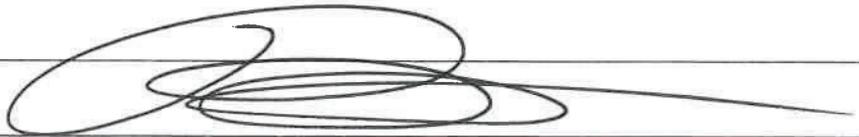
**Statement of Validity of Information**

Every applicant shall sign the following document to substantiate the validity of submitted information.

I, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will provide written certification from the owner granting me the right to submit this application.

I declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application. I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.

Signature of Applicant



Name of Applicant (Printed)

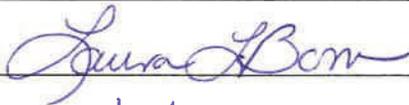
**RYAN C. SANFORD**

Commonwealth of Virginia

County of Chesterfield, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Ryan C Sanford, whose name is signed to the above, on this 31<sup>st</sup> day of March 2025.

Notary Public

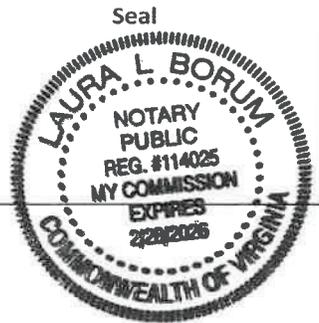


Commission Expires

2/28/2026

Notary Number

114025



**Ownership Disclosure**

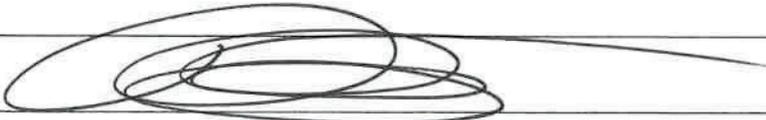
List below the names and addresses of all owners or parties in interest of the land subject to this request.

If this request is in the name of a corporation, artificial person, joint venture, trust, or other form of ownership, all officers, directors, and any stock holders owning ten percent or more of such stock must be listed.

Name	Address
RYAN SANFORD/ RICHMOND SIG. HOMES, LLC.	1208 SANTA ROSA RD HENRICO, VA. 23229

I, RYAN SANFORD, do hereby swear and affirm to the best of my knowledge and belief, the above information is true and that I am the applicant requesting a variance or appeal hearing before the Board of Zoning Appeals for Tax Map 019-1-8.

If the information listed above changes at any time while this request is being considered, I will provide Powhatan

Signature of Applicant	
Name of Applicant (Printed)	RYAN C. SANFORD

Commonwealth of Virginia  
County of Chesterfield, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Ryan C. Sanford, whose name is signed to the above, on this 31<sup>st</sup> day of March 2025.

Notary Public		
Commission Expires	2/28/2026	
Notary Number	114025	

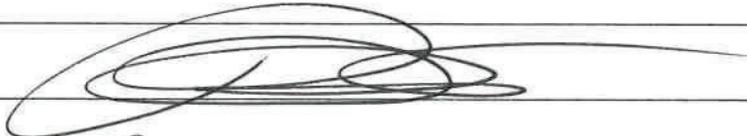
N/A

**Consent of Owner(s) to Permit Request**

If the applicant is not the owner, the applicant must provide written documentation that the current property owner consents to this application requesting a variance or appeal hearing before the Board of Zoning Appeals application.

I, Ryan Sanford, am the owner of the property subject to this request and consent to the request submitted by \_\_\_\_\_ (Applicant) for a variance or appeal regarding \_\_\_\_\_ (Variance or Appeal Request) on Tax Map \_\_\_\_\_.

Signature of Owner



Name of Owner (Printed)

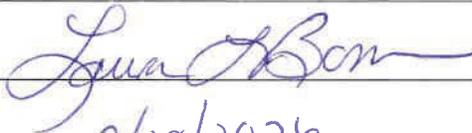
RYAN C. SANFORD

Commonwealth of Virginia

County of Chesterfield, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Ryan C. Sanford, whose name is signed to the above, on this 31<sup>st</sup> day of March 20 25.

Notary Public



Commission Expires

2/28/2026

Notary Number

114025



**Applicant's Permission for Inspection of Property**

I, RYAN SANFORD, hereby grant access to the Director of Community Development, Zoning Administrator, or assigns thereof, to enter my property during reasonable hours without prior notice to make inspections as deemed necessary for the evaluation of my application.

Signature of Applicant

*RYAN C. SANFORD*

Name of Applicant (Printed)

*[Handwritten signature]*

Commonwealth of Virginia

County of Powhatan, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Ryan C Sanford, whose name is signed to the above, on this 31st day of March 20 25.

Notary Public

*Stacey Eggleston*

Seal

Commission Expires

8/31/26

Notary Number

8024756



# 3327 John Tree Hill, Powhatan, VA 23139, Powhatan County

APN: 019-1-8 CLIP: 2677028774

Beds	Full Baths	Half Baths	Sale Price	Sale Date
N/A	N/A	N/A	\$220,000	10/04/2024
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
N/A	58,806	N/A	N/A	

### OWNER INFORMATION

Owner Name	Roper Glover Hldgs LLC	Mailing Zip	23226
Mailing Address	5200 W Grace St	Mailing Zip + 4 Code	1102
Mailing City & State	Richmond, VA	Owner Occupied	No

### COMMUNITY INSIGHTS

Median Home Value	\$583,610	School District	POWHATAN COUNTY PUBLIC SC HOOLS
Median Home Value Rating	7 / 10	Family Friendly Score	87 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	69 / 100	Walkable Score	6 / 100
Total Incidents (1 yr)	62	Q1 Home Price Forecast	\$592,243
Standardized Test Rank	61 / 100	Last 2 Yr Home Appreciation	16%

### LOCATION INFORMATION

MLS Area	66	Topography	Rolling/Hilly
Magisterial	Huguenot	Parcel Comments	POND
Zip Code	23139	Most Hazardous Flood Zone	X
Zoning	R-R	Flood Zone Panel	51145C0135C

### TAX INFORMATION

PID	019-1-8	Parcel ID	019-1-8
Old Map #	1856	Lot	8
Legal Description	RIVER BEND LOT 8 SEC 1		

### ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	\$97,200	\$90,000	\$90,000
Assessed Value - Land	\$97,200	\$90,000	\$90,000
Market Value - Total	\$97,200	\$90,000	\$90,000
Market Value - Land	\$97,200	\$90,000	\$90,000
YOY Assessed Change (%)	8%	0%	
YOY Assessed Change (\$)	\$7,200	\$0	
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$655		
2023	\$621	-\$34	-5.12%
2024	\$621	\$0	0%

### CHARACTERISTICS

Lot Acres	1.35	Land Use - County	Single Family Suburban
Lot Sq Ft	58,806		

### SELL SCORE

Rating	High	Value As Of	2025-03-30 04:46:51
Sell Score	769		

### ESTIMATED VALUE

RealAVM™	\$265,500	Confidence Score	14
RealAVM™ Range	\$185,900 - \$345,200	Forecast Standard Deviation	30
Value As Of	03/17/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

**LAST MARKET SALE & SALES HISTORY**

Recording Date **10/17/2024**  
 Settle Date **10/04/2024**  
 Sale Price **\$220,000**  
 Seller **Pollard T A**

Owner Name **Roper Glover Hldgs LLC**  
 Multi/Split Sale **Multiple**  
 Document Number **3297**  
 Deed Type **Deed (Reg)**

Recording Date 10/17/2024  
 Sale/Settlement Date 10/04/2024  
 Sale Price \$220,000  
 Buyer Name Roper Glover Hldgs LLC  
 Seller Name Pollard T A  
 Document Number 3297  
 Document Type Deed (Reg)

12/30/1998  
 \$109,100  
 Pollard T Allan  
 Owner Record  
 375-67  
 Deed (Reg)

**MORTGAGE HISTORY**

Mortgage Date 10/17/2024  
 Mortgage Amount \$211,500  
 Mortgage Lender First Bk & Tr Co  
 Mortgage Purpose Resale  
 Mortgage Type Conventional  
 Mortgage Doc # 3298

**PROPERTY MAP**

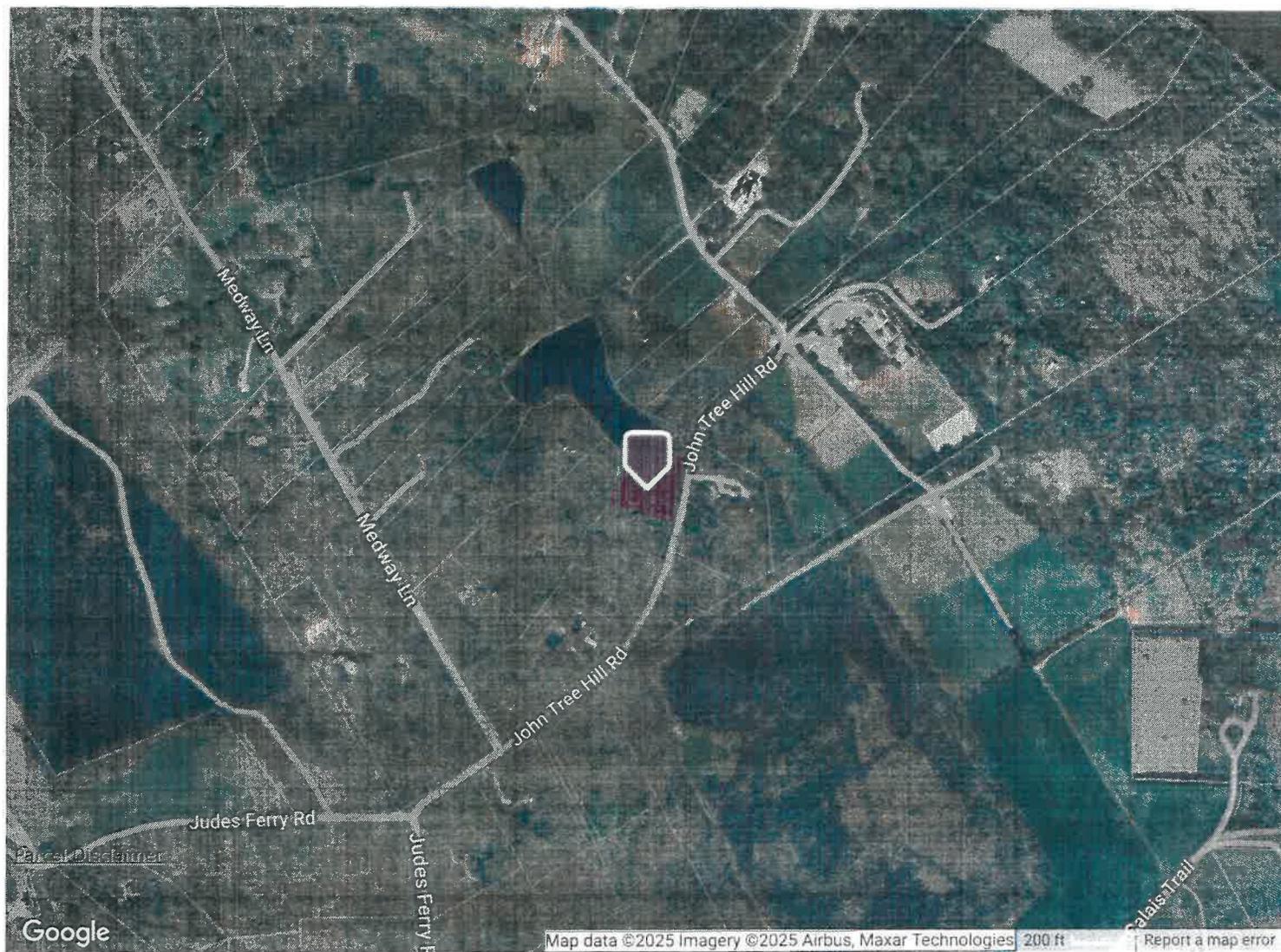
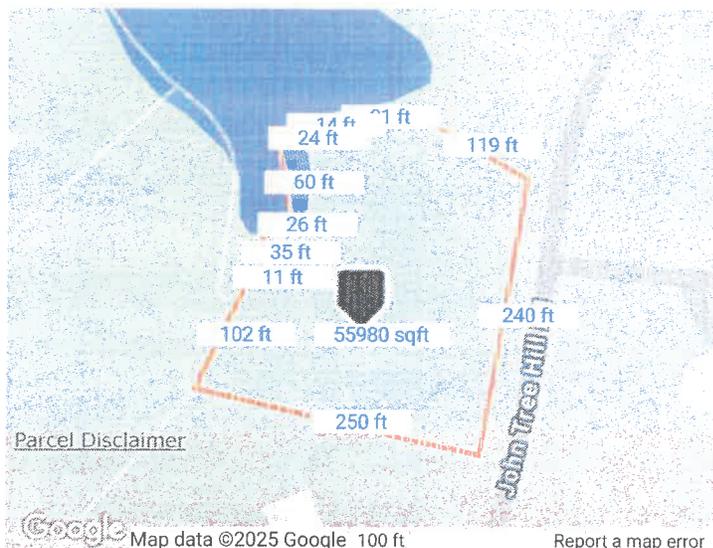
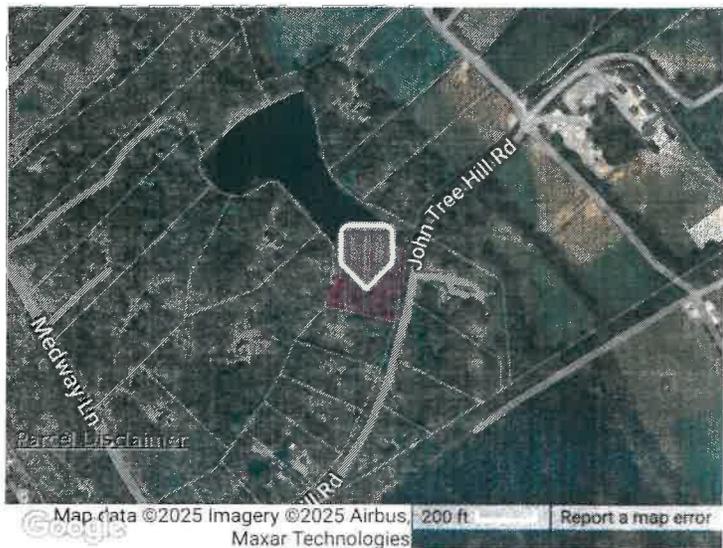


\*Lot Dimensions are Estimated



# 3327 John Tree Hill, Powhatan, VA23139, Powhatan County

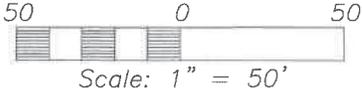
## Parcel Map



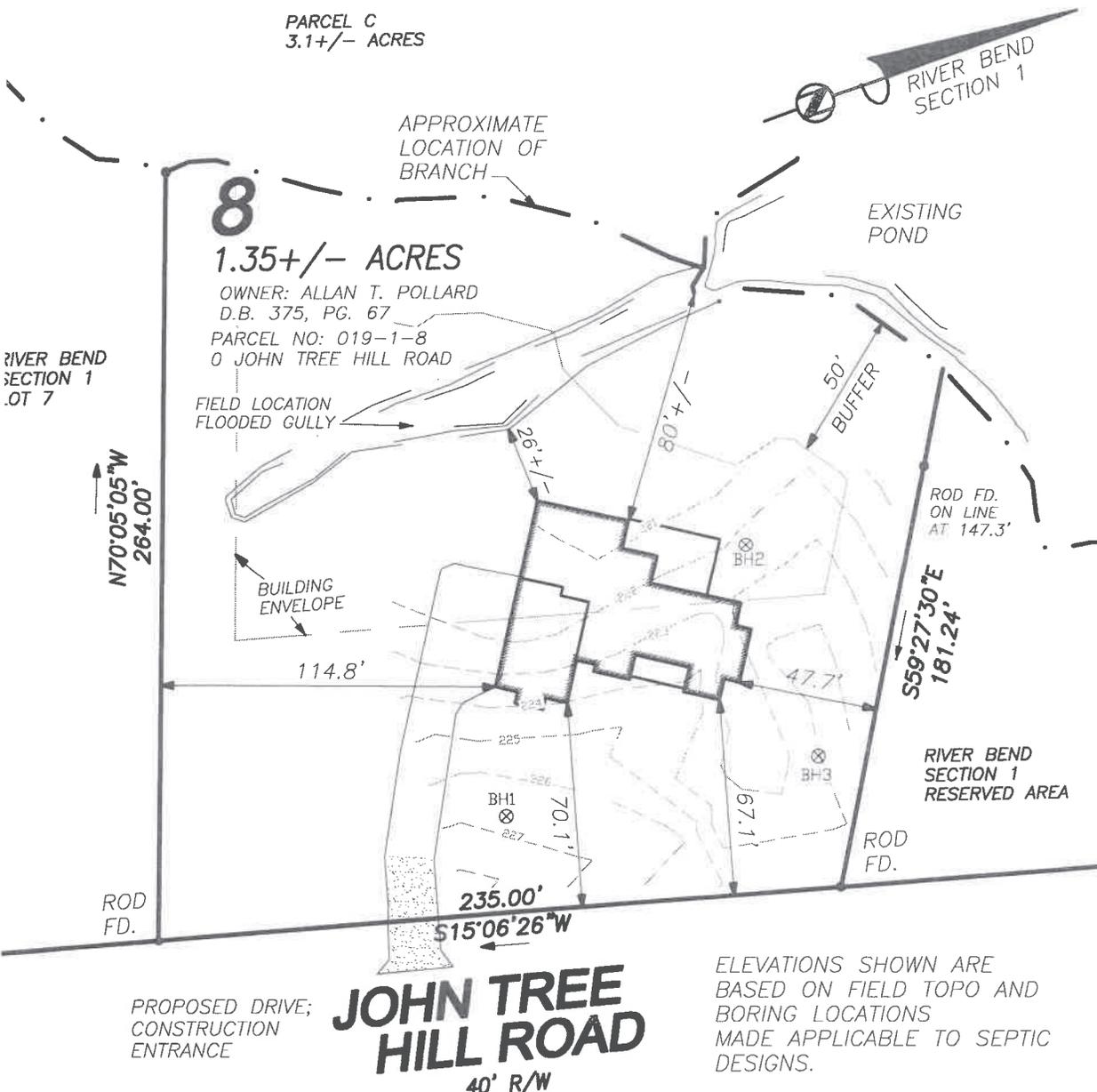
THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.

**NOTE: THIS PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' AS SCALED FROM FLOOD INSURANCE RATE MAP 51145C0135C. EFFECTIVE DATE: 9-26-24**

NOTE: ALL SHOWN HEREON CONTINGENT UPON CURRENT HEALTH PERMITS, COUNTY REVIEW AND APPROVAL.



PARCEL C  
3.1+/- ACRES



PROPOSED DRIVE;  
CONSTRUCTION  
ENTRANCE

**JOHN TREE  
HILL ROAD**  
40' R/W

ELEVATIONS SHOWN ARE  
BASED ON FIELD TOPO AND  
BORING LOCATIONS  
MADE APPLICABLE TO SEPTIC  
DESIGNS.

THIS PLAT IS FOR PERMIT  
PURPOSES ONLY. ALL IMPROVEMENTS  
NOT SHOWN AT THIS TIME.  
NOT FOR TRANSFERS.

PROPOSED HOUSE LOCATION  
CONTINGENT UPON COUNTY  
VARIANCE APPLICATIONS, REZONING  
APPROVALS.

**COMPILED PLAT, LOT 8, PLAN OF RIVER BEND,  
SECTION 1, HUGUENOT DISTRICT  
POWHATAN COUNTY, VIRGINIA.**

# Attachment 2



POTTS, MINTER AND ASSOCIATES,  
P.C.  
ENGINEERS, LAND SURVEYORS  
LAND PLANNERS

ANGELA KIDD – OFFICE MANAGER  
POTTS, MINTER AND ASSOC., P.C.  
3520 COURTHOUSE ROAD  
NORTH CHESTERFIELD, VA. 23236  
804-745-2876

July 30, 2025

RE: Variance Application- John Tree Hill Road- Powhatan County

Dear Sir,

This is to verify potential house site on Concept drawings for Lot 8 of River Bend Section 1; John Tree Hill Road; 1.35+/- acres is placed as far from John Tree Hill Road right of way as possible \*based on incorporated Wetlands as shown on the National Wetlands Inventory Maps shown in their approximate location no field delineation at this time and any associated setbacks thereto\* House site also contingent upon septic and well designs and allocations on property.