



City of Richmond

900 East Broad Street - City Hall
5th Floor Conference Room
Richmond, VA. 23219

Agenda

Board of Zoning Appeals

Wednesday, March 6, 2024

1:00 PM

5th Floor Conference Room

AGENDA NO. 1222

[Video Access](#) Video Access
[- Feb 24](#)

Attachments: [Video Access](#)

Call to Order

AGENDA ITEMS

[BZA 05-2024](#) An application of City of Richmond School Board for a special exception from Sections 30-300, 30-408.7 & 30-650.2 of the zoning ordinance for an electrical permit to install site lighting for athletic fields accessory to a public high school at 4314 CRUTCHFIELD STREET (Tax Parcel Number S005-3293/002), located in an R-4 (Single-Family Residential) District. The proposed height of accessory structures (light poles) exceeds the maximum height limit applicable in the zoning district. (5th District)

Attachments: [Case Plans](#)

[BZA 06-2024](#) An application of City of Richmond C/O City Attorney for a variance from Sections 30-300, 30-630.1.(a)(1), 30-630.3, & 30-710.5 of the zoning ordinance for a building permit to construct a new three-story mixed-use building at 1903 & 1905 SEMMES AVENUE (Tax Parcel Numbers S000-0302/008 & 012), located in a B-3 (General Business) District. The front yard (setback) and the spaces for the parking of vehicles and access aisles requirements are not met. (5th District)

Attachments: [Case Plans](#)

[BZA 07-2024](#) An application of Canvas Development for a variance from Sections 30-300 & 30-412.5(1)(a) & (b) of the zoning ordinance for a building permit to construct a new single-family (detached) dwelling at 400 SOUTH STAFFORD AVENUE (Tax Parcel Number W000-1071/010), located in an R-6 (Single-Family Attached Residential) District. The front and side yard (setback) requirements are not met. (5th District)

Attachments: [Case Plans](#)

[BZA 08-2024](#) An application of UP Randolph LLC C/O University Property for a variance from Sections 30-300 & 30-433.2(21)a of the zoning ordinance for a building permit to authorize an outdoor dining area accessory to an existing restaurant at 1328 WEST CARY STREET (Tax Parcel Number W000-0443/013), located in a UB (Urban Business) District. No area outside a completely enclosed building used for the service or accommodation of patrons shall be situated within 100 feet of any property in any R district. (5th District)

Attachments: [Case Plans](#)

[BZA 09-2024](#) An application of Barnstar Properties LLC for a special exception from Sections 30-300 & 30-410.4 of the zoning ordinance for a lot split and building permit to construct a new single-family (detached) dwelling at 422 HUNT AVENUE (Tax Parcel Number N000-1555/019), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met. (3rd District)

Attachments: [Case Plans](#)

[BZA 10-2024](#) An application of Barnstar Properties LLC for a special exception from Sections 30-300 & 30-410.4 of the zoning ordinance for a lot split and building permit to construct a new single-family (detached) dwelling at 426 HUNT AVENUE (Tax Parcel Number N000-1555/017), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met. (3rd District)

Attachments: [Case Plans](#)

Approval of February 2024 Minutes

[Video of
March 2024
Meeting](#) Video of March 6, 2024 Meeting

Attachments: [MARCH 2024 BZA MEETING-Meeting Recording](#)

[Approved
March 2024
Minutes](#) Approved March 6, 2024 Minutes

Attachments: [Approved BZA Minutes 3.6.24](#)

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. The public may listen to and/or view (subject to possessing necessary electronic means) the Microsoft Teams electronic meeting and offer comment by calling 804-316-9457 and when prompted entering code 193 548 567#. 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 2024 drop-down, click meeting details for March 6, 2024 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. In order to ensure your Microsoft Teams participation it will be necessary for you to access the meeting as described above at 1 PM and stay connected until such time as your case is called. Please be advised that 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, in that order shall be permitted a total of six (6) minutes per group to present their case. For this reason the Board respectfully requests that you be as brief as possible in your comments when your case is called by the Chairman to allow other individuals the opportunity to participate. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

The public may offer comments in advance of the scheduled public meeting by directing them to the email address listed below and the subject comments will be made available to the Board Members prior to the electronic meeting.

The case plans will be made available on the City's legislative website not later than February 21, 2024:
<https://richmondva.legistar.com/Calendar.aspx>

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