



**BOARD OF ZONING APPEALS**

**MEETING MINUTES**

**WEDNESDAY, APRIL 2, 2025**

On Wednesday, April 2, 2025, the Board of Zoning Appeals held a public hearing in the Fifth Floor Conference Room, 900 East Broad Street, at 1:00 p.m.; display notice having been published in the Richmond Legacy Newspaper on March 19 and 26, 2025 and written notice having been sent to interested parties.

Members Present:                 Roger H. York, Jr., Acting Chairman  
  Mary J. Hogue  
  Susan Sadid  
  Bryce L. Robertson  
  Leigh V. Kelley

Staff Present:                       Roy W. Benbow, Secretary  
  William C. Davidson, Zoning Administrator  
  Brian P. Mercer, Planner  
  Neil R. Gibson, Senior Assistant City Attorney

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The Acting Chairman called the meeting to order and read the Board of Zoning Appeals Introductory Statement, which explains the proceedings of the meeting. The applicant and those appearing in support of an application speak first, followed by those appearing in opposition.  
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BZA 12-2025

APPLICANT:                       Cava Capital LLC

PREMISES:                        2203 FAIRFAX AVENUE  
  (Tax Parcel Number S000-0459/012)

**SUBJECT:** A lot split and building permit to construct a new single-family (detached) dwelling.

**DISAPPROVED** by the Zoning Administrator on February 10, 2025, based on Sections 30-300 & 30-410.4 of the zoning ordinance for the reason that: In an R-5 (Single-Family Residential) District, the lot area and lot width requirements are not met. Lot areas of six thousand square feet (6,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one lot having a lot area of 9,438 square feet and a lot width of sixty-six feet (66') currently exists. Lot areas of 4,719 square feet and lot widths of thirty-three feet (33') are proposed.

**APPLICATION** was filed with the Board on February 10, 2025, based on Section 30-1040.3(2) of the City of Richmond Zoning Ordinance.

**APPEARANCES:**

For Applicant: Alessandro Ragazzi

Against Applicant: None

**FINDINGS OF FACT:** The Board finds from sworn testimony and exhibits offered in this case that the applicant, Cava Capital LLC, has requested a special exception to construct a new single-family detached dwelling for property located at 2203 Fairfax Avenue. Mr. Alessandro Ragazzi, representing the applicant, testified that his client is requesting approval to divide an existing property and construct a new single-family detached dwelling on the lot located between East 22<sup>nd</sup> Street and Mason Street. Mr. Ragazzi noted that historically the property in question originally consisted of lots 20 and 21 block three of the Mason Park subdivision which were combined by deed. The proposed request is consistent with the special exception intent of creating infill housing that is compatible with the neighborhood. The applicant is proposing to retain the recently construct two-story frame dwelling on the eastern portion of the parcel and construct a new single-family detached dwelling on the western portion of the parcel. Mr. Ragazzi explained that the proposed dwelling has been designed to be compatible with existing homes in the area. The dwelling will consist of approximately 1335 ft.<sup>2</sup> of floor area and contain three bedrooms and one- and one-half baths. The exterior of the dwelling will reflect the existing dwellings in the area with a full width front porch, a three-bay design and will utilize cementitious siding. The proposed lots will be 33 feet in width and contain 4175.5 ft.<sup>2</sup> of lot area. Mr. Ragazzi indicated that off-street parking will be provided at the rear of the lot adjacent to the existing alley. Mr. Ragazzi stated that the side yard requirements will be met and no subdivision is required. Mr. Ragazzi explained that the proposed lots are consistent with the predominant lot widths and lot areas in the

vicinity and the new dwelling will be compatible with dwellings in the neighborhood. The proposed dwelling will include a full width front porch consistent with homes in the area. Mr. Ragazzi concluded by stating that letters were sent to all property owners within a 150-foot radius and no opposition had been noted. In addition, the Oak Grove Civic and Neighborhood Association was contacted, and a letter of support was received from the Association.

The Board is satisfied that the property was acquired in good faith and pursuant to Section 30-1040.3 (2) of the zoning ordinance, the subject lots have previously consisted of legal lots of record that were subsequently combined by deed or other means, and the number of lots to be created do not exceed the number of previously existing lots of record, the new lots comply with Section 30-610.1 of the zoning ordinance and off-street parking requirements will be met, each lot created by the division will comply with the requisite side yard requirements, the division will comply with applicable requirements of the subdivision regulations, the areas and widths of the lots created by the division are consistent with the predominant lot areas and lot widths in the immediate vicinity of the property and that dwellings to be constructed on the lots will be compatible with the dwellings existing or to be constructed in the immediate vicinity of the property.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a special exception from the lot area and lot width requirements be granted to Cava Capital LLC for a lot split and building permit to construct a new single-family (detached) dwelling, subject to substantial compliance with the plans submitted to the Board and provision of cementitious siding.

ACTION OF THE BOARD: (5-0)

Vote to Grant Conditionally affirmative: York, Hogue, Sadid, Robertson, Kelley  
negative: None

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BZA 13-2025

APPLICANT: Campus-Pierce Arrow LLC

PREMISES: 2621 STUART AVENUE  
(Tax Parcel Number W000-1165/001)

**SUBJECT:** A mechanical permit to install an accessory structure (air handling unit) to an existing multi-family dwelling.

**DISAPPROVED** by the Zoning Administrator on February 12, 2025, based on Sections 30-300, 30-416.5(2)b & 30-630.1(b) of the zoning ordinance for the reason that: In an R-48 (Multi-Family Residential) District, the side yard (setback) requirement is not met. A side yard of fifteen feet (15') is required along the alley; 11.08' is proposed.

**APPLICATION** was filed with the Board on February 12, 2025, based on Section 30-1040.3(1) of the City of Richmond Zoning Ordinance.

**APPEARANCES:**

For Applicant: Christianna Raber

Against Applicant: None

**FINDINGS OF FACT:** The Board finds from sworn testimony and exhibits offered in this case that the applicant, Canvas-Pierce Arrow LLC, has requested a special exception to install an accessory structure (air handling unit) to an existing multifamily dwelling for property located at 2621 Stuart Avenue. Ms. Christiana Raber, representing the applicant, testified that notifications had been sent to all property owners within a 150-foot radius and no opposition had been noted. The lot in question is located at the corner Stuart Avenue and North Mulberry Street and as such requires a front yard on both streets. Specifically, the applicant is requesting a waiver to the side yard requirement adjacent to the rear alley. The zoning ordinance requires a 15-foot side yard setback and the applicant is requesting a setback of 11.08 feet. Ms. Raber explained that there is no other feasible location in which the air handler can be placed. There is not sufficient room on the other side of the lot and the unit cannot be located in the basement or on the roof. Ms. Raber noted that the proposed unit is the smallest unit that can adequately serve the building and that the unit requires an outside air supply and a minimum of a 3-foot clear space around the unit. Ms. Raber stated that in deference to the surrounding residents that during the construction process the alley will not be blocked.

The Board is satisfied that the property was acquired in good faith and pursuant to Section 30-1040.3(1) of the City Code, the intended purpose and use of the proposed accessory use is consistent with the zoning district regulations; departure from the yard requirements is the minimum necessary to accommodate the intended purpose of the accessory use; the accessory use or similar construction serving the same purpose cannot reasonably be located elsewhere on the lot in compliance with the zoning ordinance; and the accessory use will be in

keeping with the architectural character of the dwelling and development within the neighborhood.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a special exception from the side yard (setback) requirement be granted to Campus-Pierce Arrow LLC for a mechanical permit to install an accessory structure (air handling unit) to an existing multi-family dwelling, subject to substantial compliance with the plans submitted to the Board.

ACTION OF THE BOARD: (5-0)

Vote to Grant Conditionally

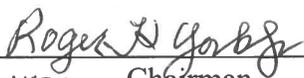
affirmative: York, Hogue, Sadid, Robertson, Kelley

negative: None

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Upon motion made by Mr. Robertson and seconded by Ms. Sadid, Members voted (3-0) to adopt the Board's March meeting minutes.

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The meeting was adjourned at 1:20 p.m.  
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Secretary

  
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VICE Chairman