



BOARD OF ZONING APPEALS

MEETING MINUTES

WEDNESDAY, MARCH 4, 2026

On Wednesday, March 4, 2026, 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 February 18 and 25, 2026 and written notice having been sent to interested parties.

Members Present: Rodney M. Poole, Chair
 Mary J. Hogue, Vice-Chair
 Bryce L. Robertson
 Charles L. Menges

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

The Chair 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.

BZA 03-2026

APPLICANT: Family 610 Trust

PREMISES: 610 FOURQUREAN LANE
 (Tax Parcel Number N000-0906/018)

SUBJECT: A building permit to re-establish the nonconforming use rights to an adult care residence and construct an addition, porte cochere, elevator, ADA ramp, and site (parking area) improvements.

DISAPPROVED by the Zoning Administrator on November 17, 2025, based on Sections 30-300, 30-410.1, 30-800.1, 30-800.2(a) & 30-800.4 of the zoning ordinance for the reason that: In an R-5 (Single-Family Residential) District, the proposed use is not permitted as the previous nonconforming use rights have expired and a nonconforming use shall not be extended, expanded, enlarged or moved to occupy a different or greater area of land, buildings or structures than was occupied by such use at the time it became nonconforming.

APPLICATION was filed with the Board on November 17, 2025, based on Sections 30-1040.3(10) & (11) of the City of Richmond Zoning Ordinance.

APPEARANCES:

For Applicant: Alessandro Ragazzi
 Will Gillette

No Position: Bernice Travers

Against Applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Family 610 Trust, has requested a special exceptions to reestablish the nonconforming use rights to an adult care residence and construct an addition, Porte cochere, elevator, ADA ramp and parking improvements. Mr. Alessandro Ragazzi, representing the applicant, testified that the request is for special exceptions #10 and #11. The property is located on the northern line Foururean Lane between Dunn Avenue and Wellington Street and is 2 ½ acres in size, zoned R-5 single-family residential, developed with a large institutional building that was originally constructed in 1890 and was most recently operated as an assisted living facility until the doors were closed in September 2022. Mr. Ragazzi noted that the building is three stories in height containing approximately 19,700 ft.² of floor area, including 30 bedrooms on the first and second floors and five suites on the third floor, along with offices, conference rooms, kitchen dining hall and a solarium. Mr. Ragazzi explained that the goal is twofold first to reestablish the adult care use and second to upgrade the facility to meet modern safety and wellness standards. Mr. Ragazzi noted that the request is necessitated by the fact that the use had lost his nonconforming rights due to discontinuation. Special exception #10 is required in order to structurally alter the building which will include an addition of 1380 ft.², an elevator and a 560 ft.² covered drop-off area. Mr. Ragazzi noted that the request is consistent with the applicable special exception criteria based on the fact the building has little or no potential for a conforming use and the occupancy of the last nonconforming use would result in reasonable economic use and improvement of

the property. Mr. Ragazzi also noted that the request is consistent with special exception intent statement #10 for the alteration of a nonconforming use, noting that modest expansion is a preferable alternative to a vacant and underutilized building. Mr. Ragazzi explained that with respect to special exception #11 tests, the property was acquired in good faith and could not reasonably be devoted to a conforming use in a single-family district, has not been changed to a more restrictive use, the last nonconforming use was for an assisted living facility and in all other respects the property is consistent with Article 8 relative to nonconforming uses. Regarding the special exception test for special exception #10 the alteration of the nonconforming use is to operate the assisted living facility more efficiently and safely for residents, the increase in floor area is not more than 10% of that existing, there is no proposed increase in dwelling units, there is no increase in lot area and in all respects the property is consistent with Article 8 relative to nonconforming uses. Mr. Ragazzi concluded by stating that letters had been sent all property owners within 150-foot radius and they had reached out to the Highland Park and Highland Park Quality of Life Civic associations and no opposition was noted.

Speaking in support, Ms. Bernice Travers stated that she was familiar with the former use and was in support of its reestablishment.

The Board is satisfied that the property was acquired in good faith and pursuant to Section 30-1040.3 (11) of the zoning ordinance, the property owner has shown to the satisfaction of the Board that the nonconforming use has not been changed to a more restrictive use or conforming use, building has not been changed to an illegal use.

The Board is satisfied that the property was acquired in good faith and pursuant to Section 30-1040.3 (10) of the zoning ordinance, the applicant has shown that the (enlargement, extension, expansion, alteration or construction) is primarily for the purpose of enabling the nonconforming use to be operated more efficiently or safely and in a manner that does not adversely impact adjoining and surrounding properties.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a special exception from the nonconforming use requirements be granted to Family 610 Trust for a building permit to re-establish the nonconforming use rights to an adult care residence and construct an addition, porte cochere, elevator, ADA ramp, and site (parking area) improvements, subject to substantial compliance with the plans submitted to the Board.

ACTION OF THE BOARD: (4-0)

Vote to Grant Conditionally

affirmative: Poole, Hogue, Robertson, Menges

negative: None

BZA 04-2026

APPLICANT: Michael Kucera

PREMISES: 1809 GORDON AVENUE
(Tax Parcel Number S000-0546/016)

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

DISAPPROVED by the Zoning Administrator on January 20, 2026, 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 13,989 square feet and a lot width of 97.7 feet currently exists. A lot area of 5,981 square feet and a lot width of 41.7 feet are proposed for No. 1809. Lot areas of 4,004 square feet and a lot widths of 28 feet are proposed for Nos. 1807 & 1807 ½.

APPLICATION was filed with the Board on January 15, 2026, based on Section 30-1040.3(2) of the City of Richmond Zoning Ordinance.

APPEARANCES:

For Applicant: Michael Kucera
Brendan Lyman

Against Applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Michael Kucera, has requested a special exception to construct two new single-family detached dwellings for property located at 1809 Gordon Ave. Mr. Kucera testified the property currently consists of lots 17, 18 and 19. Currently there is an existing house located primarily on lot 17 which was originally constructed in 1947. The proposal is to develop lots 18 and 19 which measure 28 feet in width. Mr. Kucera stated that the proposed lots are consistent with the prevailing lotting pattern in the neighborhood and the proposed dwellings

will also be consistent with other dwellings in the immediate vicinity. Development of the proposed detached dwellings will create homeownership opportunities which is consistent with the special exception intent statement. The proposed dwellings will be two stories in height containing approximately 1800 ft.² of floor area with three bedrooms and 2 ½ baths. The siding will be cementitious. Mr. Kucera explained that the proposal is consistent with the master plan goal of creating infill housing. Finally, Mr. Kucera indicated that he had reached out to all property owners within a 150-foot radius noting that there were several rentals, as well as the Oak Grove Civic Association and the Oak Grove neighborhood 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 Michael Kucera for a lot split and building permits to construct two new single-family (detached) dwellings, subject to substantial compliance with the plans submitted to the Board and provision of cementitious siding.

ACTION OF THE BOARD: (4-0)

Vote to Grant Conditionally
 affirmative: Poole, Hogue, Robertson, Menges
 negative: None

BZA 05-2026

APPLICANT: 2309 Ingram Ave LLC

PREMISES: 2309 INGRAM AVENUE
(Tax Parcel Number S000-0765/015)

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

DISAPPROVED by the Zoning Administrator on January 20, 2026, 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 8,210.89 square feet and a lot width of 66 feet currently exists. A lot area of 4,511.44 square feet and a lot width of 36.5 feet are proposed for No. 2309. A lot area of 3,699.45 square feet and a lot width of 29.5 feet are proposed for No. 2309 ½.

APPLICATION was filed with the Board on January 15, 2026, based on Section 30-1040.3(2) of the City of Richmond Zoning Ordinance.

APPEARANCES:

For Applicant: Charlie Appich

Against Applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, 2309 Ingram Ave LLC, has requested a special exception to construct one new single-family detached dwelling for property located at 2309 Ingram Ave. Mr. Charlie Appich, representing the applicant, testified that the request is to return the subject property to two lots. The proposal is to construct a two-story single-family dwelling consisting of three bedrooms and 2 ½ baths. Mr. Appich noted the R-5 zoning requires a minimum lot width of 50 feet and a minimum lot area of 6000 ft.². The request is to develop two lots of 36.5 feet and 29.5 feet in width and 4511 ft.² and 3699 ft.² of lot area respectively. Mr. Appich stated that the proposed lots are comparable to other lots in the neighborhood and the proposed dwelling is compatible with other dwellings in the neighborhood. Mr. Appich indicated that siding will be cementitious. Mr. Appich concluded by stating he had contacted all property owners within a 150 foot radius as well as the Oak Grove Association and no opposition was noted.

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 2309 Ingram Ave 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: (4-0)

Vote to Grant Conditionally

affirmative: Poole, Hogue, Robertson, Menges

negative: None

Upon motion made by Ms. Hogue and seconded by Mr. Robertson, Members voted (4-0) to adopt the Board's January 2026 meeting minutes.

The meeting was adjourned at 1:40 p.m.

R. Bendow
Secretary

Raymond M Poole
Chair