



# City of Richmond

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

## Agenda

### Board of Zoning Appeals

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Wednesday, March 4, 2026

1:00 PM

5th Floor Conference Room

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#### AGENDA NO. 1246

[Video Access](#) Video Access

Attachments: [Video Access](#)

#### Call to Order

#### AGENDA ITEMS

[BZA 03-2026](#) An application of Family 610 Trust for a special exception from Sections 30-300, 30-410.1, 30-800.1, 30-800.2(a) & 30-800.4 of the zoning ordinance 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 at 610 FOURQUREAN LANE (Tax Parcel Number N000-0906/018), located 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. (6th District)

Attachments: [Case Plans](#)

[BZA 04-2026](#) An application of Michael Kucera for a special exception from Sections 30-300 & 30-410.4 of the zoning ordinance for a lot split and building permits to construct two new single-family (detached) dwellings at 1809 GORDON AVENUE (Tax Parcel Number S000-0546/016), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met. (8th District)

Attachments: [Case Plans](#)

[BZA 05-2026](#) An application of 2309 Ingram Ave 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 2309 INGRAM AVENUE (Tax Parcel Number S000-0765/015), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met. (8th District)

**Attachments:** [Case Plans](#)

### Approval of January 2026 Minutes

[Video - March 2026 Meeting](#)  
[2026 Meeting](#)

**Attachments:** [MARCH 2026 BZA MEETING - Recording](#)

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 941 380 010#. 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 2026 drop-down, click meeting details for March 4, 2026 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](mailto: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 18, 2026:  
<https://richmondva.legistar.com/Calendar.aspx>

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