



City of Richmond

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

Agenda

Board of Zoning Appeals

Wednesday, November 5, 2025

1:00 PM

5th Floor Conference Room

AGENDA NO. 1242

[Video Access](#) Video Access
[- November](#)
[2025](#)

Attachments: [Video Access](#)

Call to Order

AGENDA ITEMS

[BZA 38-2025](#) An application of Trek 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 2417 WARWICK AVENUE (Tax Parcel Number S007-1628/012), 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 39-2025](#) An application of WBB Homes LLC for a special exception from Sections 30-300, 30-419.6(1) & 30-630.2(b)(2) of the zoning ordinance for a building permit to construct a new single-family (detached) dwelling at 2201 VENABLE STREET (Tax Parcel Number E000-0375/001), located in an R-63 (Multifamily Urban Residential) District. The front yard (setback) requirement is not met. (7th District)

Attachments: [Case Plans](#)

[BZA 40-2025](#) An application of The Garden Club of Virginia for a special exception from Sections 30-300 & 30-509.2(c) of the zoning ordinance for a sign permit to erect a new freestanding sign at 12 EAST FRANKLIN STREET (Tax Parcel Number W000-0083/013), located in an RO-3 (Residential-Office) District. The proposed sign is not permitted as the yard (setback) requirement is not met. (2nd District)

Attachments: [Case Plans](#)

[BZA 41-2025](#) An application of Home Slice 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 3108 GROVELAND AVENUE (Tax Parcel Number N000-1054/013), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met. (6th District)

Attachments: [Case Plans](#)

[BZA 42-2025](#) An application of Pearson Legacy Capital Inc for a special exception from Sections 30-300 & 30-412.4(1) of the zoning ordinance for a lot split and building permit to construct a new single-family (detached) dwelling at 3310 SEMMES AVENUE (Tax Parcel Number S000-1598/003), located in an R-6 (Single-Family Attached Residential) District. The lot area and lot width requirements are not met. (5th District)

Attachments: [Case Plans](#)

Approval of October 2025 Minutes

[Video - November 2025 Meeting](#) Video - November 5, 2025 Meeting

Attachments: [NOVEMBER 2025 BZA MEETING - Recording](#)

[Approved November 2025 Minutes](#) Approved November 5, 2025 Minutes

Attachments: [Approved BZA Minutes 11.5.25](#)

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 487 311 878#. 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 2025 drop-down, click meeting details for November 5, 2025 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 October 22, 2025:
<https://richmondva.legistar.com/Calendar.aspx>

Roy W. Benbow, Secretary
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