



# 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, December 4, 2024

1:00 PM

5th Floor Conference Room

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#### AGENDA NO. 1231

[Video Access](#) Video Access  
[- Dec 2024](#)

**Attachments:** [Video Access](#)

#### Call to Order

#### **AGENDA ITEMS**

[BZA 36-2024](#) An application of Linwood and Charla Williams 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 1724 & 1724 ½ NORTH 20th STREET (Tax Parcel Numbers E000-0934/007 & 048), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met. (7th District)

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

[BZA 37-2024](#) An application of Gary L. Tyler & Robyn C. Tyler Living Trust for a special exception from Sections 30-300 & 30-800.2(b) of the zoning ordinance for a lot split to reduce the area of an existing nonconforming commercial building into two (2) separate buildings on independent lots of record at 408 CLEVELAND STREET (Tax Parcel Number W000-1464/019), located in an R-6 (Single-Family Attached Residential) District. The nonconforming use requirements are not met. (1st District)

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

[BZA 38-2024](#) An application of Ashkan Gousheh 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 (2) new single-family (detached) dwellings at 1609 ROGERS STREET (Tax Parcel Number E000-1235/005), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met. (7th District)

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

**Approval of November 2024 Minutes**

[Video -  
December  
2024 Meeting](#)      Video of December 4, 2024 Meeting

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

[Approved  
December  
2024 Minutes](#)      Approved December 4, 2024 Minutes

**Attachments:**      [Approved BZA Minutes 12.4.24](#)

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 655 207 225#. 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 December 4, 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](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 November 20, 2024:  
<https://richmondva.legistar.com/Calendar.aspx>

Roy W. Benbow, Secretary  
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