



BOARD OF ZONING APPEALS

MEETING MINUTES

WEDNESDAY, FEBRUARY 4, 2026

On Wednesday, February 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 January 21 and 28, 2026 and written notice having been sent to interested parties.

Members Present: Mary J. Hogue, Acting Chair
Bryce L. Robertson
Susan Sadid
Edward H. Winks, Jr.

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

The Acting 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 02-2026

APPLICANT: 722-724 Jessamine St LLC

PREMISES: 5300 WAVERLY AVENUE
(Tax Parcel Number E010-0137/024)

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

DISAPPROVED by the Zoning Administrator on December 22, 2025, based on Sections 30-300, 30-410.5(1) & 30-630.1(a)(1) of the zoning ordinance for the reason that: In an R-5 (Single-Family Residential) District, the front yard (setback) requirement is not met. A nonconforming front yard of 19.39 feet is required, as established by the building at 1403 Winchell Street; 8.87± feet is proposed along the Winchell Street frontage.

APPLICATION was filed with the Board on December 18, 2025, based on Section 30-1040.3(1) of the City of Richmond Zoning Ordinance.

APPEARANCES:

For Applicant: Alessandro Ragazzi

No Position: Catherine Ossman

Against Applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, 722-724 Jessamine St LLC, has requested a special exception to construct a single-family detached dwelling for property located at 5300 Waverley Ave. Mr. Alessandro Ragazzi, representing the applicant, testified the property is located at the southeast intersection of Waverley Avenue and Winchell Street and the parcel is a illegal lot of record of approximately 30 feet in width and including 3896 ft.² of lot area. Mr. Ragazzi noted that it is a legally grandfathered lot. The reason for the special exception request is the property's location at the intersection with two street frontages requiring dual front yard setbacks. While meeting the front yard setback along Waverley Avenue, a front yard setback of 19.39 feet as established by 1403 Winchell St. is required along the subject frontage. Considering the requirement of a three-foot side yard setback along the interior property line adjacent to 5302 Waverley St. the buildable lot width is reduced to 8 feet. The goal is to waive the setback in order to develop a new single-family detached dwelling consistent with other dwellings in the neighborhood. The requested special exception is consistent with the intent statement regarding creation of infill housing that is compatible with the neighborhood and increases opportunities for homeownership. The applicant is proposing to construct a two-story frame dwelling consisting of three beds/2 one half baths with approximately 1674 ft.² of floor area. The floor plans are designed to meet the needs of today's homebuyers, including an open kitchen/living area as well as a primary bedroom on the first floor to allow future residents to age in place. The exterior of the proposed dwelling is consistent with the design elements of the existing dwellings in the area including a front facing gable and dormer. The siding will be cementitious lap siding for durability. Mr. Ragazzi noted that the departure from the required setback is the minimum necessary to

accommodate the intended purpose of the dwelling while remaining consistent with develop in the neighborhood. Mr. Ragazzi stated that letters were sent all property owners within a 150-foot radius on June 5 and that they had reached out to the Greater Fulton Civic Association several times throughout January. The president of the Association confirms receipt and shared project details with their Facebook group as well as emailing out to members as well. Mr. Ragazzi concluded by stating that there were no opposition to the proposed special exception.

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 dwelling is consistent with the zoning district regulations; departure from the yard requirements is the minimum necessary to accommodate the intended purpose of the dwelling; the dwelling or similar construction serving the same purpose cannot reasonably be located elsewhere on the lot in compliance with the zoning ordinance; and the dwelling will be in keeping with the architectural character of 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 front yard (setback) requirement be granted to 722-724 Jessamine St LLC for a 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

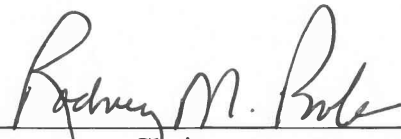
affirmative: Hogue, Robertson, Sadid, Winks

negative: None

The meeting was adjourned at 1:15 p.m.



Secretary



Chair