



**BOARD OF ZONING APPEALS**

**MEETING MINUTES**

**WEDNESDAY, DECEMBER 3, 2025**

On Wednesday, December 3, 2025, 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 November 19 and 26, 2025 and written notice having been sent to interested parties.

Members Present:                    Rodney M. Poole, Chair  
    Mary J. Hogue, Vice-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

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The Chairman 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.

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BZA 43-2025

APPLICANT:                    1900 Decatur Street LLC  
  
PREMISES:                      1900 DECATUR STREET  
    (Tax Parcel Number S000-0293/012)

**SUBJECT:** A building permit to convert a vacant building to a multifamily (5 unit) dwelling.

**DISAPPROVED** by the Zoning Administrator on June 24, 2025, based on Sections 30-300 & 30-438.3(4) of the zoning ordinance for the reason that: In a B-3 (General Business) District, the side yard (setback) and street side yard (setback) requirements are not met. A side yard of fifteen feet (15') is required; 2.12'± is existing and is proposed along the western property line. A street side yard of ten feet (10') is required; 9.29'± is existing and is proposed along the East 19<sup>th</sup> Street frontage.

**APPLICATION** was filed with the Board on September 4, 2025, based on Section 30-1040.3(1) of the City of Richmond Zoning Ordinance.

**APPEARANCES:**

For Applicant: Lory Markham

Against Applicant: None

**FINDINGS OF FACT:** The Board finds from sworn testimony and exhibits offered in this case the applicant, 1900 Decatur St. LLC, has requested a special exception to convert a vacant building to a multifamily five-unit dwelling for property located at 1900 Decatur Street. Ms. Lory Markham, representing the applicant, testified that the subject property is an oddly shaped 0.11 acre parcel located at the corner of Decatur Street and Richmond Highway. It is improved with a 4400 square-foot brick structure that has been historically used as a men's meeting hall. The current zoning is B-3 General Commercial. The building was constructed in 1920 and the most recent CO was for a commercial use. The departure from the applicable yard and lot coverage requirements is the minimum necessary to achieve reasonable use of the property for a five-unit multifamily dwelling. Setbacks were not required for the previous commercial use. In the current zoning district, however, a residential use requires a 15-foot setback along the western property line and a street side yard setback of 10 feet along E. 19<sup>th</sup> St. and Richmond Highway. The existing side yard along the western property line is slightly more than 2 feet the street side yard setback along E. 19<sup>th</sup> St. is just over 9 feet. The street side yard varies along Richmond Highway, with the required 10 feet being met except at the corner of the building where the street side yard is just over 5 feet. A special exception is being sought under §30-1040.3 (1). The intent statement included within the subject special exception recognizes that many existing lots in the city are characterized by conditions, that current yard requirements severely inhibit their redevelopment. Further, it is often desirable to permit redevelopment of these properties for modern lifestyles and to encourage improvement of property, retain residents in the city and promote neighborhood improvement. Ms.

Markham stated the use of the dwelling is consistent with the use regulations and the departure from the applicable yard and lot coverage requirements is the minimum necessary. Finally, property owners within a 150-foot radius were contacted and no objection was noted.

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 use 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 side yard (setback) and street side yard (setback) requirements be granted to 1900 Decatur Street LLC for a building permit to convert a vacant building to a multifamily (5 unit) dwelling, subject to substantial compliance with the plans submitted to the Board.

ACTION OF THE BOARD: (4-1)

Vote to Grant Conditionally  
affirmative: Poole, Hogue, Robertson, Sadid  
negative: Winks

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BZA 44-2025

APPLICANT: Larry Rock

PREMISES: 4111 CORBIN STREET  
(Tax Parcel Number N018-0480/008)

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

DISAPPROVED by the Zoning Administrator on September 18, 2025, 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 12,630 square feet and a lot width of 107.5' currently exists. A lot area of 6,145.25 square feet and a lot width of 52.30' are proposed for No. 4113. A lot area of 3,510.9 square feet and a lot width of 29.88' are proposed for No. 4111. A lot area of 2,975.1 square feet and a lot width of 25.32' are proposed for No. 4109 ½ .

APPLICATION was filed with the Board on September 18, 2025, based on Section 30-1040.3(2) of the City of Richmond Zoning Ordinance.

APPEARANCES:

For Applicant:           Alessandro Ragazzi  
                                  Brenda Dabney Nichols

Against Applicant:   None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Larry Rock, has requested a special exception to construct two new single-family detached dwellings for property located at 4111 Corbin St. Mr. Alessandro Ragazzi, representing the applicant, indicated the applications being made under special exception #2. Mr. Ragazzi noted that the property is located at the southeast corner of Corbin Street and Cheatwood Avenue and is approximately 108 feet in width and contains 12,600 ft.<sup>2</sup> of lot area. The property is currently occupied with a detached single-family dwelling. The property is comprised of three lots and part of the fourth lot of the original Washington Park Subdivision. Mr. Ragazzi stated that the goal is to divide the existing property into three lots, retain the existing home and construct two new single-family detached dwellings on either side of the existing dwelling. The dwellings would be located on lots of roughly 25 feet, 30 feet and 52 feet in width containing 6100 ft.<sup>2</sup>, 3500 ft.<sup>2</sup> and 3000 ft.<sup>2</sup> of lot area. Two of the subject lots do not meet the 50 foot lot width minimum nor the 6000 square-foot minimum lot area. Mr. Ragazzi noted that the request is consistent with the special exception intent of creating infill housing that is compatible with the neighborhood. The dwelling to be located at 4113 Corbin Ave. will be 1 ½ in stories in height containing three bedrooms/2 ½ -baths with a modern floorplan. The dwelling to be located at 4109.5 Corbin St. will be two stories in height, have 1800 ft.<sup>2</sup> of floor area including three bedrooms and 2.5 baths. The exterior finish for the houses will be cementitious and include a full width front porch. The lot was originally two legal subdivision lots that were combined by deed. The street frontage requirements and side yard requirements are met. The proposed lots are consistent with the predominant lot width and lot areas in the vicinity. The new dwelling will be compatible with dwellings in the vicinity as well. Letters were sent to property owners within a 150-foot radius and opposition was noted. In

addition the Washington Park Civic Association was contacted and a meeting on November 5 was held.

Ms. Brenda Dabney Nichols testified that the applicant met with the Washington Park Civic Association. Ms. Nichols stated that they were in agreement with the dwelling proposed for 4113 Corbin Ave. consisting of three bedrooms. Further, the Association was also in agreement with the proposal for the existing house at 4111 Corbin Ave. to be renovated. However, the Association was not in agreement with the proposed dwelling for 4109 1/2 Corbin Ave. for the reason that the Association felt the house was being squeezed onto the lot. The Association voted unanimously on the foregoing requirements.

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 Larry Rock 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: (5-0)

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

APPLICANT: Trek Properties LLC

PREMISES: 3601 DECATUR STREET  
(Tax Parcel Number S000-2762/009)

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

DISAPPROVED by the Zoning Administrator on September 29, 2025, 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 10,230 square feet and a lot width of 66 feet currently exists. A lot area of 4,572.5 square feet and a lot width of 29.5 feet is proposed for No. 3601 ½. A lot area of 5,657.5 square feet and a lot width of 36.5 feet is proposed for No. 3601.

APPLICATION was filed with the Board on September 29, 2025, based on Section 30-1040.3(2) of the City of Richmond Zoning Ordinance.

APPEARANCES:

For Applicant: Alessandro Ragazzi

Against Applicant: Mary Wentworth

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Trek Properties LLC, has requested a special exception to construct one new single-family detached dwelling for property located at 3601 Decatur Street. Mr. Alessandro Ragazzi, representing the applicant, testified that the property is located at the southwest intersection of Decatur Street and 36<sup>th</sup> St. The parcel is approximately 66 feet in width and includes 10,230 ft.<sup>2</sup> of lot area and is currently occupied with a detached single-family dwelling located on the northern portion of the lot. Mr. Ragazzi stated the goal is to divide the existing property, retain the existing dwelling on the lot measuring 36.5 feet in width and containing 5670 ft.<sup>2</sup> lot area and constructing a new detached dwelling on the southern portion of the property with a lot width of 29.5 feet and lot area of 4573 ft.<sup>2</sup>. Mr. Ragazzi noted the request is consistent with the special exception intent of creating infill housing that is compatible with the neighborhood. The applicant is proposing to construct a 1.5 story frame dwelling containing three beds and 2.5 baths with floor plans designed to meet the needs of today's homebuyers. The proposed dwelling reflects the existing dwellings in the area with a bungalow style design which will include cementitious lap siding. Mr. Ragazzi noted the lot was to legal subdivision lots which were combined by deed

and all relevant special exception tests have been met. The proposed lots are consistent with predominant lot widths and lot areas in the vicinity. Further, the new dwelling will be compatible with other dwellings in the vicinity. Letters were sent to all property owners within a 150-foot radius and no opposition was noted. Finally, the property is not located within a civic association.

Speaking opposition, Ms. Mary Wentworth testified that she is the owner 3603 Decatur St. Ms. Wentworth’s primary objection concerns the danger of fire from a frame construction house located so close to 3601 & 3603 Decatur St. Ms. Wentworth noted that if a fire were start in proposed new dwelling it would be extremely difficult to contain from spreading into all the houses on the block. Ms. Wentworth also stated she was concerned that the new construction is not in keeping with the character of the street and would convey a cluttered impression. Finally, Ms. Wentworth expressed concern over the permeable area available to handle runoff from stormwater.

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 Trek Properties 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:** (5-0)

Vote to Grant Conditionally

affirmative: Poole, Hogue, Robertson, Sadid, Winks

negative: None

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BZA 46-2025

APPLICANT: Brad Elliott Pledger

PREMISES: 405 NORTH ROBINSON STREET  
(Tax Parcel Number W000-1126/034)

SUBJECT: A building permit to enclose an existing rear porch, construct a second-story sunroom, and second-story rooftop deck to an existing single-family (attached) dwelling.

DISAPPROVED by the Zoning Administrator on October 1, 2025, based on Sections 30-300, 30-412.5(2)b, 30-412.5(2)c & 30-412.6 of the zoning ordinance for the reason that: In an R-6 (Single-Family Attached Residential) District, the side yard (setbacks), rear yard (setback), and lot coverage requirements are not met. A side yard of three feet (3') is required; 0.1' is proposed for the rooftop deck and 0.2' is proposed for the sunroom. A rear yard of 5' is required; 4.9' is existing/proposed. Maximum lot coverage shall not exceed fifty-five percent (55%) of the area of the lot. A lot coverage of approximately 64.4% exists; 77.55% is proposed.

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

## APPEARANCES:

For Applicant: Alessandro Ragazzi

Against Applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Brad Elliott Pledger, has requested a special exception to enclose an existing rear porch and construct a second-story sunroom and a second-story rooftop deck to an existing single-family attached dwelling. Mr. Alessandro Ragazzi, representing the applicant, testified the property is located on the eastern line of N. Robinson Street between Stuart and Kensington avenues and is a legal lot of record containing 2639 ft.<sup>2</sup> of lot area and measuring 22.4 feet in width. It was noted the parcel is similar in size to other nearby parcels. The property currently includes a two-story single-family attached dwelling which includes a rear two-story covered porch and an existing one-story garage. Mr. Ragazzi stated that the goal is to enclose the existing rear two-story porch and authorize a rooftop deck over the existing one-story garage structure in the rear of

the lot. Mr. Ragazzi further stated that the request is consistent with special exception intent to encourage improvement of property, retain residents in the city and promote neighborhood improvement. Mr. Ragazzi noted that the proposed new sunroom will provide additional high-quality living space which along with the rooftop deck over the existing garage would allow for usable outdoor space for the residents. The exterior will be constructed with high-quality materials with numerous windows and doors with a combination of wood and cementitious siding which will be compatible with existing neighborhood. Mr. Ragazzi indicated that it is worth noting that the request does not expand the footprint of the garage or the porch area. Moreover, Mr. Ragazzi noted that many dwellings within the vicinity do not adhere to the required side yard setbacks as many of the lots were developed prior to the subject requirements. In addition, the dwelling itself was built right on the property line. Mr. Ragazzi stated the building already exists and the relief being sought will simply allow rehabilitation and upgrading of the existing dwelling. The request is consistent with all applicable special exception tests. Mr. Ragazzi noted the property is located in the Fan District Association which was contacted regarding the subject request. Letters were sent all problems within 150 foot radius and no opposition was noted.

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 additions is consistent with the zoning district regulations; departure from the yard requirements is the minimum necessary to accommodate the intended purpose of the additions; the additions or similar construction serving the same purpose cannot reasonably be located elsewhere on the lot in compliance with the zoning ordinance; and the additions 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 side yard (setbacks), rear yard (setback), and lot coverage requirements be granted to Brad Elliott Pledger for a building permit to enclose an existing rear porch, construct a second-story sunroom, and second-story rooftop deck to an existing single-family (attached) dwelling, subject to substantial compliance with the plans submitted to the Board and provision of cementitious siding.

**ACTION OF THE BOARD:** (5-0)

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

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BZA 47-2025

APPLICANT: Jemals Standard Drug Store LLC

PREMISES: 320 NORTH 2<sup>nd</sup> STREET  
(Tax Parcel Number S000-1598/003)

SUBJECT: An electrical permit to install electric vehicle chargers located in a nonconforming parking lot.

DISAPPROVED by the Zoning Administrator on July 22, 2025, based on Sections 30-300 & 30-800.2(a) of the zoning ordinance for the reason that: In a B-4 (Central Business) District, no material change in a nonconforming use or material change in the program or operating characteristics of a nonconforming use shall take place that would increase the intensity of the use.

APPLICATION was filed with the Board on October 15, 2025, based on Section 30-1040.3(10) of the City of Richmond Zoning Ordinance.

## APPEARANCES:

For Applicant: Kurt Brevet

Against Applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Jemals Standard Drug Store LLC, has requested a special exception to install electric vehicle chargers located in a nonconforming parking lot for property located at its 320 N. 2<sup>nd</sup> Street. Mr. Kurt Brevet, representing the applicant, testified that parking lot is located at the corner of N. 2<sup>nd</sup> St. and E. Marshall St. The proposal is to install five EV charging stations in the existing parking lot spaces. The charging stations will be located along the western portion of the lot. The chargers all have a low profile and no signage is proposed. The proposed project is primarily for the purpose of enabling the nonconforming use to be operating more efficiently and in a manner that does not adversely affect surrounding properties. As part of the neighborhood outreach certified letters were sent all property owners within a 150-foot radius including door-to-door contact. The Historic Jackson Ward Neighborhood Association was also contacted regarding the proposed project. No opposition was noted to the project.

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 Jemals Standard Drug Store LLC for an electrical permit to install electric vehicle chargers located in a nonconforming parking lot, subject to substantial compliance with the plans submitted to the Board.

ACTION OF THE BOARD: (5-0)

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

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BZA 48-2025

APPLICANT: Amy & Stephen Popovich

PREMISES: 3702 CRESTVIEW ROAD  
(Tax Parcel Number E000-1415/013)

SUBJECT: A building permit to construct a two-story addition to an existing single-family (detached) dwelling.

DISAPPROVED by the Zoning Administrator on October 16, 2025, based on Sections 30-300, 30-410.5(1) & 30-630.2(b)(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 front yard of 20.5' is required; 15.04' is proposed.

APPLICATION was filed with the Board on October 16, 2025, based on Section 30-1040.3(1) of the City of Richmond Zoning Ordinance.

APPEARANCES:

For Applicant: Stephen Popovich  
Melissa Vaughan

Against Applicant: None

**FINDINGS OF FACT:** The Board finds from sworn testimony and exhibits offered in this case the applicant's, Amy & Stephen Popovich, have requested a special exception to construct a two-story addition to an existing single-family detached dwelling for property located at 3702 Crestview Road. Mr. Stephen Popovich, representing the applicant, testified that the property in question is located on a curve in the road where Crestview Road intersects N. 37<sup>th</sup> St. Mr. Popovich noted the property is a diagonally shaped lot. Mr. Popovich stated that the required setback is not met. A setback of 20.5 feet is required and at the closest point a setback of 15 feet more or less is proposed. It should be noted that due to the circular frontage only a small portion of the corner of the structure projects into the required front yard setback. It was noted that the requested setback waiver was the minimum necessary to accommodate the proposed addition and that the addition could not reasonably be located elsewhere on the lot in compliance with the zoning ordinance. Further, the addition is compatible with other dwellings in the neighborhood. Mr. Popovich noted that the proposed addition will be a significant distance from the closest single-family dwelling. As part of the project aluminum siding will be removed and replaced with cementitious siding. Finally, Mr. Popovich stated that letters were sent all property owners within 150 feet and the Church Hill Central Civic Association was contacted and no opposition to the proposed project was noted.

Speaking in support, Ms. Melissa Vaughan, architect for the project, stated that due to the curved nature of the lot that two front yards are required further limiting the potential development potential of the property. Ms. Vaughn explained that one of the benefits of the addition is that it will allow for aging in place.

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 addition is consistent with the zoning district regulations; departure from the yard requirements is the minimum necessary to accommodate the intended purpose of the addition; the addition or similar construction serving the same purpose cannot reasonably be located elsewhere on the lot in compliance with the zoning ordinance; and the addition will be in keeping with the architectural character of the dwelling and 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 Amy & Stephen Popovich for a building permit to construct a two-story addition to an existing single-family (detached) dwelling, subject to substantial compliance with the plans submitted to the Board and provision of cementitious siding.

ACTION OF THE BOARD: (5-0)

Vote to Grant Conditionally

affirmative: Poole, Hogue, Robertson, Sadid, Winks

negative: None

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BZA 49-2025

APPLICANT: Michael & Michelle Perschbacher

PREMISES: 3010 MAPLEWOOD AVENUE  
(Tax Parcel Number W000-1348/033)

SUBJECT: A building permit to construct a bike shed, third-story roof deck, expansion to the attic, and a carport to an existing single-family (detached) dwelling.

DISAPPROVED by the Zoning Administrator on October 8, 2025, based on Sections 30-300, 30-410.5(2) & 30-620.1(c) of the zoning ordinance for the reason that: In an R-5 (Single-Family Residential) District, the side yard (setbacks) requirements are not met. A side yard of three feet (3') is required; 0.0' is proposed for both side yards for the carport, 1'-2" is proposed for the bike shed, 1' is proposed for the attic expansion, and 1'-8" is proposed for the roof deck.

APPLICATION was filed with the Board on October 16, 2025, based on Section 30-1040.3(1) of the City of Richmond Zoning Ordinance.

APPEARANCES:

For Applicant: Tim Hayes

Against Applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Michael & Michelle Perschbacher, have requested a special exception to construct an attached bike shed, third story roof deck expansion of the attic and a carport for property located at 3010 Maplewood Avenue. Mr. Tim Hayes, architect for the applicant, testified that the requested waivers involve side yard setback issues. No setbacks are proposed for the carport, 1'2" is proposed for the bike shed, 1 foot is proposed for the attic

expansion and 1’8” is proposed for the roof deck. In each case a setback of not less than 3 feet is required. Mr. Hayes noted that consistent with various city goals his client’s desires to create an urban environment. Mr. Hayes noted that a zoning line runs adjacent to his clients lot with R-6 zoning being located to the east and R-5 zoning being located to the west which includes his clients lot. Mr. Hayes noted that the lot is irregularly shaped and the R-5 zoning places a greater development burden on it. Mr. Hayes indicated that due to the trapezoidal shape of the lot and the minimum lot area any additional development over that which exists would require Board relief. Mr. Hayes explained that the alley located to the east of his clients property includes a number of garages. The plans call for replacing the existing vinyl siding with cementitious siding. Mr. Hayes concluded by stating that letters had been sent to all property owners within a 150-foot radius and the Civic Association had been contacted and there was no objection 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 additions is consistent with the zoning district regulations; departure from the yard requirements is the minimum necessary to accommodate the intended purpose of the additions; the additions or similar construction serving the same purpose cannot reasonably be located elsewhere on the lot in compliance with the zoning ordinance; and the additions 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 side yard (setbacks) requirements be granted to Michael & Michelle Perschbacher for a building permit to construct a bike shed, third-story roof deck, expansion to the attic, and a carport to an existing single-family (detached) dwelling, subject to substantial compliance with the plans submitted to the Board and provision of cementitious siding.

**ACTION OF THE BOARD:** (5-0)

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

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APPLICANT: Janee & Chad Hunter

PREMISES: 4545 MONUMENT AVENUE  
(Tax Parcel Number W000-2029/001)

SUBJECT: A building permit to construct an addition and to expand an existing accessory building (2-car garage) to an existing single-family (detached) dwelling.

DISAPPROVED by the Zoning Administrator on October 17, 2025, based on Sections 30-300, 30-410.5(1), 30-410.5(2), 30-630.1(a)(1) & 30-630.2(a)(1) of the zoning ordinance for the reason that: In an R-5 (Single-Family Residential) District, the front yard (setback) and side yard (setback) requirements are not met. A fifteen foot (15'±) front yard is required based upon the average of the adjacent dwellings; three feet (3') is existing/proposed. A side yard of five feet (5') is required (adjoining the alley); 4.8' currently exists and none is proposed.

APPLICATION was filed with the Board on October 17, 2025, based on Section 30-1040.3(1) of the City of Richmond Zoning Ordinance.

APPEARANCES:

For Applicant: Chad Hunter

Against Applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case the applicants, Janee and Chad Hunter have requested a special exception to construct an addition and to expand an existing accessory garage for property located at 4545 Monument Avenue. Mr. Chad Hunter testified that they are requesting a setback waiver adjacent to Westmoreland St. and the rear alley. Mr. Hunter noted that their existing garage is located in the southeast corner of the lot. The problem stems from the fact that the garage is only 17 feet in depth which is insufficient for motor vehicle parking. The request is to extend the existing garage straight back to the rear property line which will provide the needed additional space for parking of vehicles. The plans call for a brick extension which is consistent with the existing garage. Mr. Hunter noted that the request is the minimum necessary to accommodate the proposed garage and the addition cannot reasonably be located elsewhere on the property. Further, the addition will be in keeping with the neighborhood development pattern. Mr. Hunter closed by stating that he contacted all neighbors within 150-foot radius and there was no objection to the requested 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 additions is consistent with the zoning district regulations; departure from the yard requirements is the minimum necessary to accommodate the intended purpose of the additions; the additions or similar construction serving the same purpose cannot reasonably be located elsewhere on the lot in compliance with the zoning ordinance; and the additions 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) and side yard (setback) requirements be granted to Janee & Chad Hunter for a building permit to construct an addition and to expand an existing accessory building (2-car garage) to an existing single-family (detached) dwelling, subject to substantial compliance with the plans submitted to the Board.

ACTION OF THE BOARD: (5-0)

Vote to Grant Conditionally affirmative:

Poole, Hogue, Robertson, Sadid, Winks

negative:

None

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Upon motion made by Ms. Hogue and seconded by Mr. Winks, Members voted (5-0) to adopt the Board's November meeting minutes.

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The meeting was adjourned at 2:20 p.m.  
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Secretary

  
Chairman