



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

BOARD OF ZONING APPEALS

MEETING MINUTES

WEDNESDAY, JULY 1, 2026

On Wednesday, July 1, 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 June 17 and 24, 2026 and written notice having been sent to interested parties.

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

Staff Present: Roy W. Benbow, Secretary
William C. Davidson, Zoning Administrator
Brian P. Mercer, Principal Planner
John K. Dickinson, 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 21-2026

APPLICANT: Floyd D. Jackson & Vallarie P. Reilly

PREMISES: 1520 NATIONAL STREET
(Tax Parcel Number E000-2813/020)

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

DISAPPROVED by the Zoning Administrator on May 19, 2026, 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 11,900 square feet and a lot width of 85 feet currently exists. A lot area of 4,304 square feet and a lot width of 30.74 feet are proposed for No. 1520. Lot areas of 3,798 square feet and lot widths of 27.13 feet are proposed for No. 1520 $\frac{1}{3}$ and No. 1520 $\frac{2}{3}$.

APPLICATION was filed with the Board on May 7, 2026, based on Section 30-1040.3(2) of the City of Richmond Zoning Ordinance.

APPEARANCES:

For Applicant: Syd Shoaf

Against Applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Floyd Jackson and Valerie Kelly, have requested a special exception to construct two new single-family detached dwellings for property located at 1520 National St. Mr. Sid Shoaf, representing the applicant, testified the property is located on the north side of National Street between Montgomery and Salem streets. The lot is exceptionally large measuring approximately 85 feet in width and containing approximately 11,900 ft.² of lot area. There is an existing single-family detached dwelling that was constructed in 1910 and is located on the western side of the property. The property is comprised of three original lots, lots 11, 12 and 13 of the original Belmont subdivision. The goal is to restore the original lots of record. The two proposed undeveloped lots measured 27.13 feet in width and 3798 ft.² in area. The proposal is consistent with the special exception intent of creating infill housing that is compatible with the neighborhood. The proposed new dwellings will measure two stories in height and contain four bedrooms and 2 $\frac{1}{2}$ baths. The proposed dwellings will be compatible with other dwellings in the vicinity. The requisite special exception tests have been met. Furthermore, the proposed lots are consistent with the predominant lot widths and lot areas in the neighborhood. The proposed dwellings are compatible with other dwellings in the vicinity which include a range of building materials, architectural styles and story heights. Mr. Shoaf concluded by stating that letters had been sent all property owners within 150 feet and that the Greater Fulton Civic Association and the Innovative Fulton Neighborhood Association had been contacted. No opposition has been noted.

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 Floyd D. Jackson & Vallarie P. Reilly 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: (4-0)

Vote to Grant Conditionally
affirmative:

Hogue, Sadid, Winks, Menges

negative:

None

BZA 22-2026

APPLICANT: Persaud Holdings LLC

PREMISES: 718 LINCOLN AVENUE
(Tax Parcel Number N018-0427/027)

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

DISAPPROVED by the Zoning Administrator on May 12, 2026, 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 6,612.5 square feet and a lot width of 57.5 feet currently exists. Lot areas of 3,306.25 square feet and lot widths of 28.75 feet are proposed.

APPLICATION was filed with the Board on May 12, 2026, based on Section 30-1040.3(2) of the City of Richmond Zoning Ordinance.

APPEARANCES:

For Applicant: Syd Shoaf
 David Paramore

Against Applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Persaud Holdings LLC, has requested a special exception to construct two new detached single-family dwellings for property located at 718 Lincoln Ave. Mr. Syd Shoaf, representing the applicant, testified the property is located on the north side of Lincoln Avenue between Corbin Avenue and Piney Road. The property measures approximate 57.5 feet in width and contains an approximate lot area of 6613 ft.². The property is vacant and contains two deeded lots of record, lot 33 and 34 block 12, of the original Washington Park Subdivision. Mr. Shoaf stated that the objective is to divide the existing property into two developable lots. The proposed lots would measure 28.75 feet in width and contain a total of 3306 ft.² of lot area. The proposal is consistent with the special exception intent of creating infill housing that is compatible with the neighborhood. The proposed dwellings will consist of two stories in height containing three bedrooms/2 ½ bathrooms. Mr. Shoaf explained that the lots were originally legal lots of record that were combined by deed and all requisite special exception criteria have been met. The proposed lots are consistent with the predominant lot widths and lot areas in the vicinity. Mr. Shoaf stated the lot sizes range from 25 feet in width to 100 feet in width in the neighborhood and that the proposed lots fall within the aforementioned range. Mr. Shoaf noted that the Board has authorized a number of approvals as well as including 4111 Corbin Ave. which is of similar size and was approved in December 2025. The proposed dwellings are consistent with other dwellings in the neighborhood with a range of building materials and architectural styles. Mr. Shoaf concluded by stating that he had received several letters of support for the request which were forwarded to the Board. In terms of neighborhood outreach letters were sent to all property owners within 150 feet on May 13. The Washington Park Civic Association was contacted on May 13, and a community meeting was attended on June 18. Mr. Shoaf noted that the Association has sent a letter opposition to the proposed request.

Mr. David Paramore, speaking in support, testified that he resided at 610 Akron St. Mr. Paramore stated that the proposed dwelling is consistent with other dwellings in the neighborhood.

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 Persaud Holdings LLC 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: (4-0)

Vote to Grant Conditionally
affirmative:

Hogue, Sadid, Winks, Menges

negative:

None

BZA 23-2026

APPLICANT: 444 LLC

PREMISES: 2303 PARKWOOD AVENUE
(Tax Parcel Number W000-1033/008)

SUBJECT: A building permit to construct an addition to an existing
multifamily dwelling.

DISAPPROVED by the Zoning Administrator on April 23, 2026, based on Sections 30-300 & 30-419.6(3)(b) of the zoning ordinance for the reason that: In an R-63 (Multifamily Urban Residential) District, the rear yard (setback) requirement is not met. A rear yard of fifteen feet (15') is required; 9.91 feet is proposed.

APPLICATION was filed with the Board on May 14, 2026, based on Section 30-1040.3(1) of the City of Richmond Zoning Ordinance.

APPEARANCES:

For Applicant: Syd Shoaf

Against Applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, 444 LLC, has requested a special exception to construct an addition at the rear of an existing multifamily building for property located at 2303 Parkwood Ave. Mr. Sid Shoaf, representing the applicant, testified the property is located on the southern line of Parkwood Avenue between Stafford Avenue and Addison Street and is a legal lot of record measuring 30 feet in width and containing 2700 ft.² of lot area. The property zone R-63 multifamily residential district. The property is currently improved with a three-story multifamily dwelling that was constructed in 1920, containing six dwelling units with access to front porches on two of the three floors. Access exists to the rear porches and stairs on all of the floors. The proposal is to permit the enclosure of the rear three-story portion stairs and to permit a front porch on the third floor in order to renovate the building to provide a higher quality of living space. The renovation would convert the rear porches and stairs into a bedroom for each unit. This would permit two bedrooms and two full-size bathrooms for each unit. The exterior will be constructed of high-quality materials with two new windows and include cementitious lap siding. The design remains compatible with existing neighborhood. Mr. Shoaf noted that the rear yard setback is 15 feet and that the proposed rear yard setback will be 9.91 feet for the proposed addition. Mr. Shoaf stated that the request is not expanding the footprint of either the rear or front porch areas. In the end the impact of the relief sought is negligible as the building already exists and the relief will simply allow for renovation and upgrade to the existing multifamily building. Mr. Shoaf concluded by stating the multifamily use is consistent with the R-63 use regulations relief being sought is the minimum necessary to accommodate the improvements. Finally, the addition will be in keeping with the character and development pattern of the neighborhood. Mr. Shoaf indicated that letters were sent all property owners within a 150-foot radius and that they had contacted the Uptown Association and that the president of the Association indicated that the proposal would allow the building to be a better fit in the neighborhood. No opposition was noted to the request.

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 rear yard (setback) requirement be granted to 444 LLC for a building permit to construct an addition to an existing multifamily dwelling, subject to substantial compliance with the plans submitted to the Board.

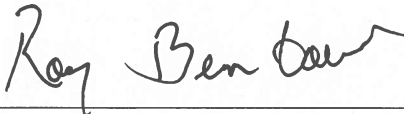
ACTION OF THE BOARD: (4-0)

Vote to Grant Conditionally

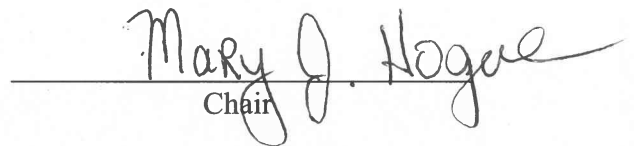
affirmative: Hogue, Sadid, Winks, Menges

negative: None

The meeting was adjourned at 1:30 p.m.



Secretary


Chair