



City of Richmond

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

Agenda

Board of Zoning Appeals

Wednesday, January 2, 2019

1:00 PM

5th Floor Conference Room

Agenda No. 1162

Call to Order

AGENDA ITEMS

[CASE NO.
37-18](#)

(CONTINUED FROM NOVEMBER 7, 2018 MEETING) An application of Tim Farrow for a special exception from Sections 30-300, 30-413.2(2), 30-413.7. & 30-620.1(c) of the zoning ordinance for a building permit to construct a one-story addition (13' x 15') on the rear of a single-family (attached) dwelling at 622 HOLLY STREET (Tax Parcel Number W000-0139/039), located in an R-7 (Single- and Two-Family Urban Residential District). The side yard (setback) and lot coverage requirements are not met.

Attachments: [Case Plans](#)

[BZA 01-2019](#)

An application of James & Carmela DePasquale for a variance from Sections 30-300 & 30-428.6(2)b of the zoning ordinance for a building permit to convert an office building into a multi-family (5-units) dwelling at 18 WEST FRANKLIN STREET (Tax Parcel Number W000-0104/022), located in an RO-3 (Residential-Office District). The side yard (setback) requirement is not met.

Attachments: [Case Plans](#)

[BZA 02-2019](#)

An application of Cheshire Developments for a special exception from Sections 30-300 & 30-413.15(1)(c) of the zoning ordinance for a building permit to enclose an existing covered front porch on a single-family dwelling at 309 WEST 14th STREET (Tax Parcel Number S000-0122/024), located in an R-8 (Urban Residential District). The front yard (setback) requirement is not met.

Attachments: [Case Plans](#)

[BZA 03-2019](#) (WITHDRAWN) An application of NTC, LLC for a special exception from Sections 30-300 & 30-710.1 of the zoning ordinance for a building permit to convert from a retail (book store) use to establish a specialty food/beverage store in 2,621 square feet of an existing (first floor) tenant space at 2601 WEST MAIN STREET (Tax Parcel Number W000-1160/012), located in a UB (Urban Business District). The off-street parking requirement is not met.

Attachments: [Case Plans](#)

[BZA 04-2019](#) An application of Nancy and Ernest Bush, Jr. for a variance from Sections 30-300, 30-413.6(1) & 30-630.1(a)(1) of the zoning ordinance for a building permit to construct a new single-family attached dwelling at 900 NORTON STREET (Tax Parcel Number N000-0573/021), located in an R-7 (Single- And Two-Family Urban Residential District). The front yard (setback) requirement is not met.

Attachments: [Case Plans](#)

[BZA 05-2019](#) An application of Rackley LLC for a variance from Sections 30-300, 30-620.1(c) & 30-630.1(a) of the zoning ordinance for a building permit to construct a new single-family detached dwelling at 1601 NORTH 22nd STREET (Tax Parcel Number E000-0859/014), located in an R-6 (Single-Family Attached Residential District). The street side yard (setback) requirement is not met.

Attachments: [Case Plans](#)

Information pertaining to these cases are available for inspection in the office of the Department of Planning and Development Review, Room 110, City Hall, 900 East Broad Street, Richmond, VA 23219. All expressions of support or opposition must be filed at or before this meeting.

Roy W. Benbow, Secretary
Phone: 804-240-2124
Fax: 804-646-5789
email: roy.benbow@richmondgov.com

Approval of November 2019 Minutes

[Approved](#) Approved January 2, 2019 Minutes
[January 2019](#)
[Minutes](#)

Attachments: [Approved BZA Minutes 1.2.19](#)

[Audio of](#) Audio of January 2, 2019 Meeting
[January 2019](#)
[Meeting](#)

Attachments: [January 2, 2019 BZA Meeting - Audio](#)