



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

December 10, 2025

M J Lennox LLC
1320 West Main Street
Richmond, VA 23220

Erik LaRoach
4002 West Grace Street
Richmond, VA 23230

To Whom It May Concern:

RE: BZA 01-2026

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, January 7, 2026 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to convert an existing first floor commercial space into a dwelling unit at 1320 WEST MAIN STREET (Tax Parcel Number W000-0451/021), located in a UB (Urban Business) District. 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 as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **242 765 240#**. 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 2026 drop-down, click meeting details for January 7, 2026 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 for assistance. 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, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.


Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 01-2026
Page 2
December 10, 2025

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

Roy W. Benbow, Secretary
Phone: (804) 240-2124
E-mail: Roy.Benbow@rva.gov

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

1316 West Main Llc
1316 W Main St
Richmond, VA 23220

5 N Harvie Llc
12523 Poplar Lane
Woodbridge, VA 22192

Aabc Uptown Richmond Llc And Hb Eck
Llc C/o John W Ash
500 E Morehead St #230
Charlotte, NC 28202

Abouzski Nael A And Antar N
3701 Barrington Bridge Pl
Henrico, VA 23233

Altadonna Family Trust Trustees
9764 Lemon Wood Way
Boynton Beach, FL 33437

Aramin Real Estate Llc
2840 Braidwood Rd
Richmond, VA 23225

Cantor Ronald S And Elana
1330 W Main St Unit 2
Richmond, VA 23220

Cantor Ronald S And Sharon R
10317 Trellis Crossing Lane
Richmond, VA 23238

Cho Dane
9 N Harvie St
Richmond, VA 23220

Cotton Jason And Jordan
7 N Harvie St
Richmond, VA 23220

Courthouse Row Llc
1129 Floyd Ave
Richmond, VA 23230

Perkins Russel G Jr And Martha Ann
1300 West Main Street
Richmond, VA 23220

Site Works Inc
1129 Floyd Ave
Richmond, VA 23220

Up Randolph Llc C/o University Property
305 W Broad St #327
Richmond, VA 23220

Uptown Condominium Unit Owners
Association
P.o. Box 35926
North Chesterfield, VA 23235

Virginia Commonwealth Univ Attn: Assoc
Vp Business & Tres
Po Box 843040
Richmond, VA 23284

City of Richmond, VA Report

Property Owner
Name: M J LENNOX LLC
Mailing Address: 12308 HARDWICK CT GLEN ALLEN, VA 23059
Parcel Use: B Mixed Use
Neighborhood: 440

Property Information
Property Address: 1320 W Main St
PIN W0000451021
Size: 0.081 Acres, 2540.040 Square Feet
Property Description: 0029.29X0120.21 0000.000

Current Assessment			
Year	Land	Improvements	Total
2026	\$214,000	\$243,000	\$457,000

Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	🔍 Grantee
1/27/2023	ID2023	1261	BS	\$410,000	M J LENNOX LLC
10/29/1993	00369	2149	N/A	\$0	MCILWAIN TERRELL E & VIKKI B
4/19/1982	000795	00644	N/A	\$45,000	Not Available
2/12/1981	000778	00581	N/A	\$38,500	Not Available
9/12/1978	000742	00159	N/A	\$21,500	Not Available
1/1/1900	000742	00159	N/A	\$21,500	Not Available

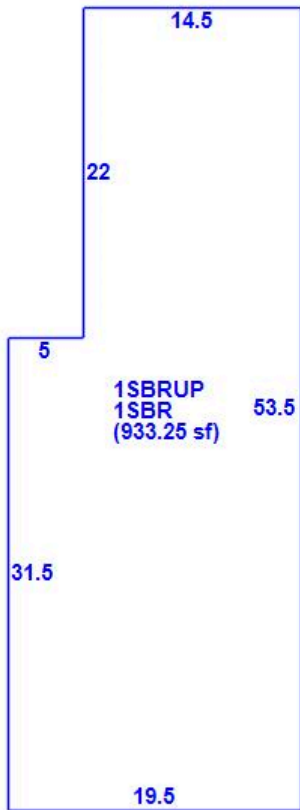
Details for Commercial Building 1

Year Built:	Finished Area:
1900	1,866

Commercial Card 1 Photo/Sketch

[illegible]

OB01
(0 sf)



Section 1

Year Built:	1900
Style:	Unknown Commercial Style
Model:	Commercial
Framing Class:	Fire Resistant
Perimeter Shape:	UNKNOWN
Perimeter:	148
Wall Height:	10
Section Area:	933
Sprinkler Area:	0
HVAC:	N/A

Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SBR	1 Story Brick - Fin	933	933
1SBRUP	1 Story Brick - Upper - Fin	933	933
OB01	Outbuilding	0	0
Totals		1,866	1,866

Section 2

Year Built:	1900
Style:	Unknown Commercial Style
Model:	Commercial
Framing Class:	Fire Resistant
Perimeter Shape:	UNKNOWN
Perimeter:	148
Wall Height:	9
Section Area:	933
Sprinkler Area:	0
HVAC:	N/A

Outbuildings

Code	Description	Sub Code-Description	Size
PAVING	Paving	Marble	1100.00 SF

Assessment History			
Year	Land	Improvements	Total
2025	\$214,000	\$217,000	\$431,000
2024	\$191,000	\$217,000	\$408,000
2023	\$174,000	\$213,000	\$387,000
2022	\$174,000	\$213,000	\$387,000
2021	\$140,000	\$191,000	\$331,000
2020	\$140,000	\$191,000	\$331,000
2019	\$127,000	\$185,000	\$312,000
2018	\$114,000	\$188,000	\$302,000
2017	\$102,000	\$223,000	\$325,000
2016	\$102,000	\$223,000	\$325,000
2015	\$65,000	\$223,000	\$288,000
2014	\$65,000	\$215,000	\$280,000
2013	\$65,000	\$215,000	\$280,000
2012	\$65,000	\$215,000	\$280,000
2011	\$89,000	\$191,000	\$280,000
2010	\$89,000	\$191,000	\$280,000
2009	\$89,000	\$191,000	\$280,000
2008	\$89,000	\$191,000	\$280,000
2007	\$129,000	\$151,000	\$280,000
2006	\$68,300	\$192,600	\$260,900
2005	\$65,000	\$180,000	\$245,000

Map



Copyright Text: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: M J Lennox LLC

PHONE: (Home) () (Mobile) ()

ADDRESS 1320 W Main Street
Richmond, VA 23220

FAX: () (Work) ()

E-mail Address: ()

PROPERTY OWNER'S

REPRESENTATIVE: Erik LaRoach

PHONE: (Home) () (Mobile) ()

(Name/Address) 4002 West Grace Street
Richmond, VA 23230

FAX: () (Work) ()

E-mail Address: ()

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1320 West Main Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER ()

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-433.2(8)

APPLICATION REQUIRED FOR: A building permit to convert an existing first floor commercial space into a dwelling unit.

TAX PARCEL NUMBER(S): W000-0451/021 ZONING DISTRICT: UB (Urban Business)

REQUEST DISAPPROVED FOR THE REASON THAT: The proposed use is not permitted as the commercial frontage requirement is not met. Dwelling units are permitted when contained within the same building as other permitted principal uses, provided that such dwelling units shall be located above the ground floor of the building or to the rear of other permitted principal uses so as not to interrupt commercial frontage in the district. No commercial use is proposed as the entire building will be devoted to a two-family dwelling use.

DATE REQUEST DISAPPROVED: November 10, 2025

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: November 10, 2025 TIME FILED: 4:28 p.m PREPARED BY: Colleen Dang RECEIPT NO. BZAC-176247-2025

AS CERTIFIED BY: (Signature) (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) () OF THE CHARTER OF THE CITY OF RICHMOND

SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]

SECTION 1040.3 PARAGRAPH(S) 5 OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☐

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: (Signature) DATE: 11/29/25

*** TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS ***

CASE NUMBER: BZA 01-2026 HEARING DATE: January 7, 2026 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 01-2026
150' Buffer

APPLICANT(S): M J Lennox LLC

PREMISES: 1320 West Main Street
(Tax Parcel Number W000-0451/021)

SUBJECT: A building permit to convert an existing first floor commercial space into a dwelling unit.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-433.2(8)
of the Zoning Ordinance for the reason that:

The proposed use is not permitted as the commercial frontage requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

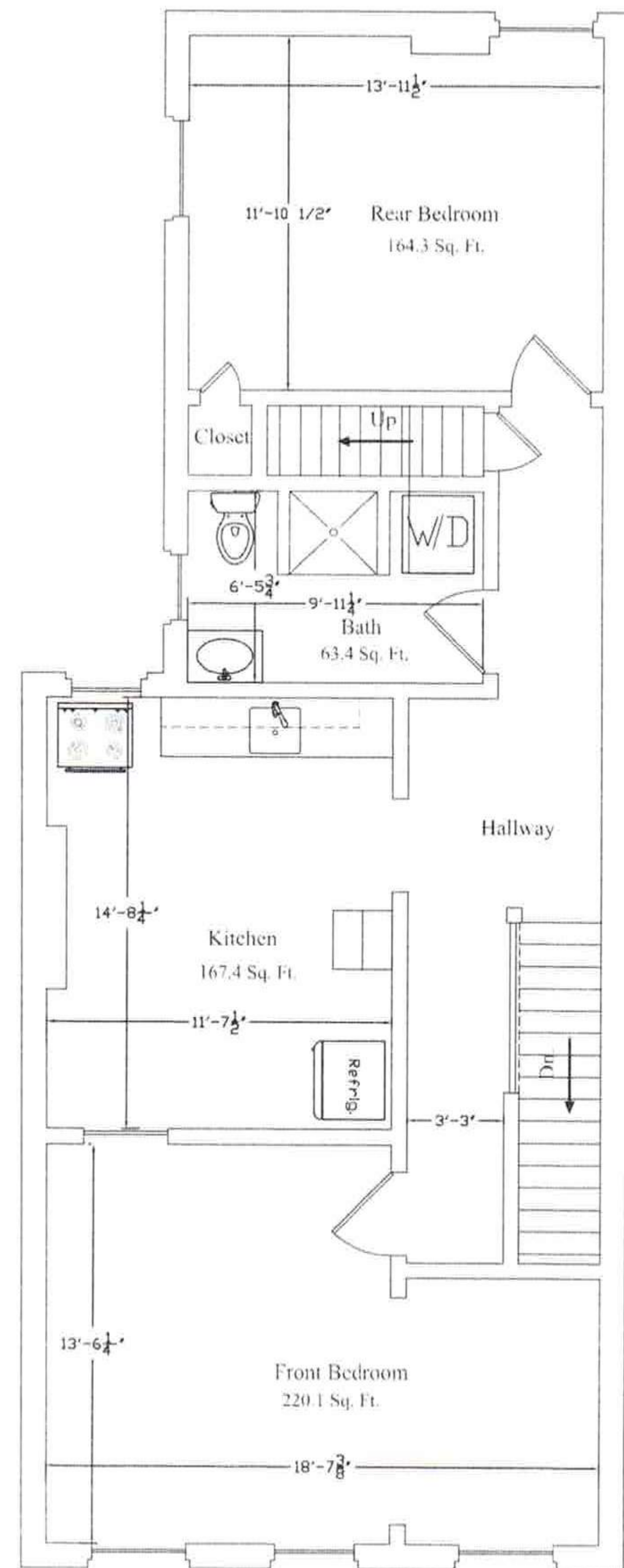
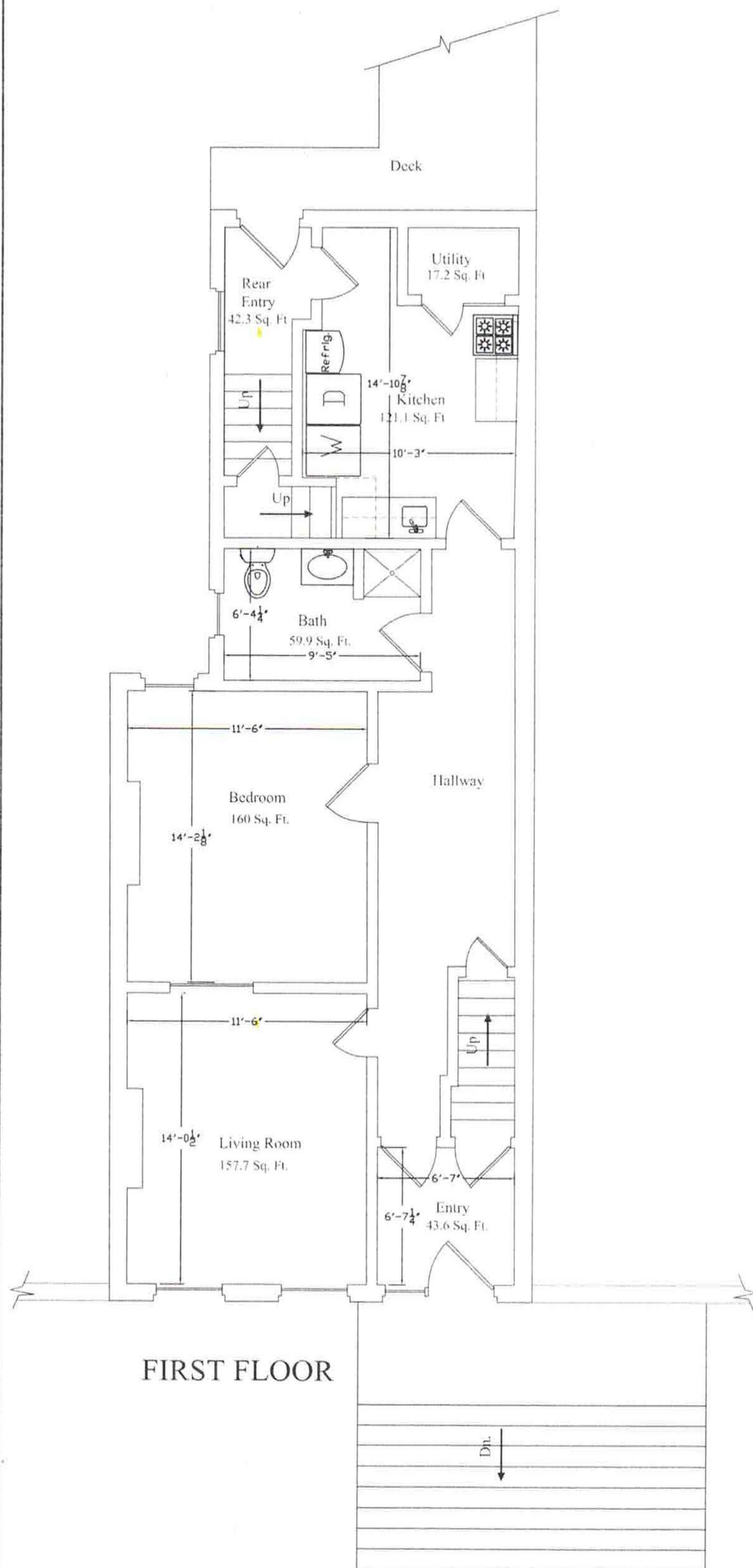
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340/6701). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a \$175.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).

4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing.** The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _____

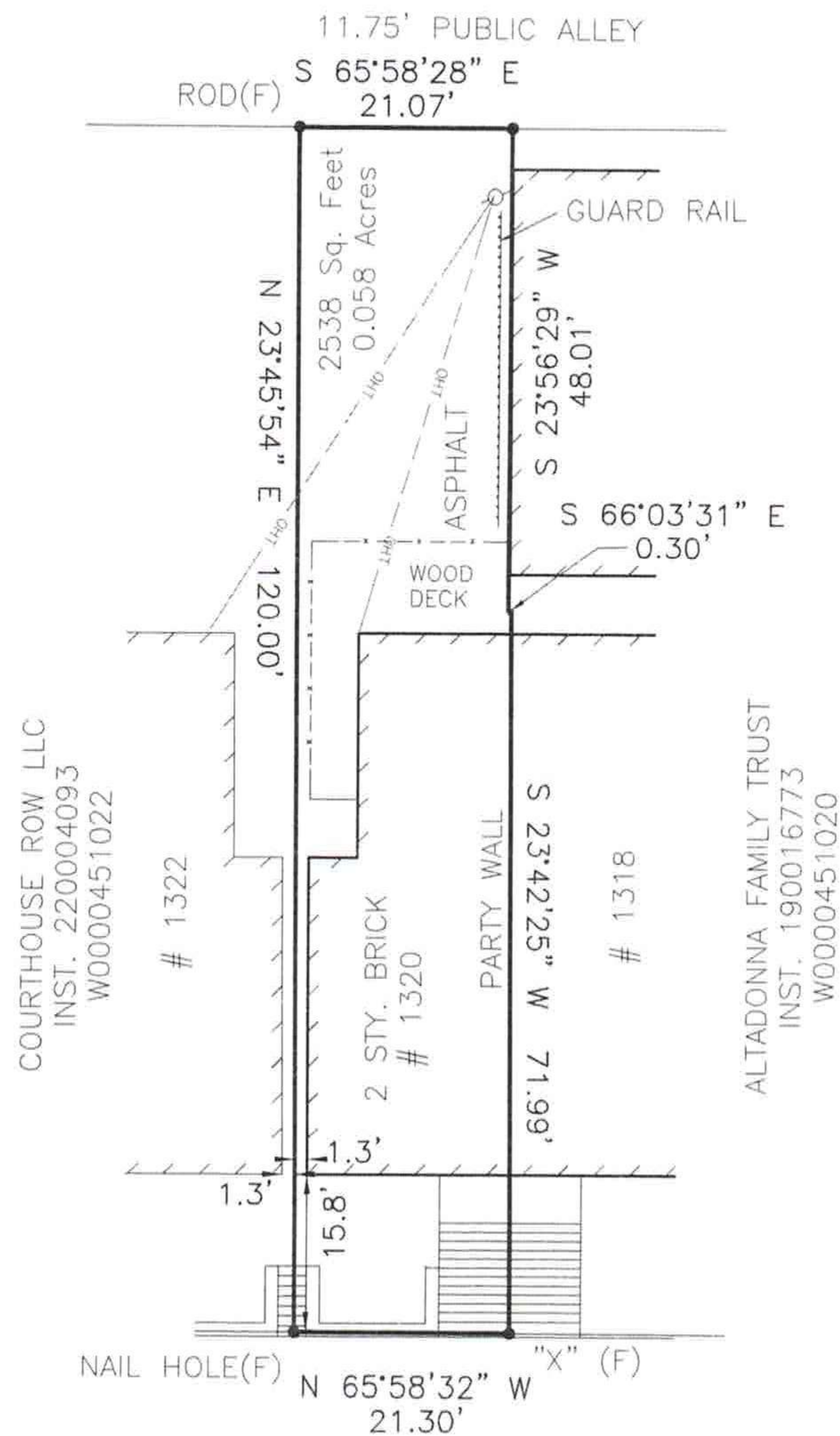
Revised: November 4, 2020



1320 W. Main Street
Richmond, Va. 23220

October 31, 2025
Scale 1/4"=1'-0"

- 1) THIS PARCEL IS NOT IN A FEMA FLOOD HAZARD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN



PB 32, PG. 5

W. MAIN STREET
VAR. PUBLIC R/W

**SURVEY OF
1320 W. MAIN**

LONG SURVEYING, LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23012

CITY OF RICHMOND
VIRGINIA
NOVEMBER 8, 2025
SCALE: 1"=20'

Dang, Colleen M. - PDR

From: Erik Steven [REDACTED]
Sent: Friday, November 21, 2025 8:52 AM
To: Dang, Colleen M. - PDR
Subject: Re: Board of zoning appeals application
Attachments: One South Commercial.pdf

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hi Colleen,

Thank you for all the support you have given us and the opportunity to present this case.

The challenges this property faces as a commercial space we feel fit the criteria of the special exception. Starting with the entry to the building which is not at street level. There are thirteen stairs that must be navigated to enter the building. The front of the building and entryway were designed for residential use. The surrounding buildings which are of the same construction are all being used as residential. There would be no disrupted commercial frontage.

Regarding the economic viability of this property as commercial use. We hired the real estate broker One South Commercial to market this property for commercial use. They were unable to find a tenant interested in renting the property for commercial use. They were also unable to find a buyer interested in the property with the current usage. I have attached an email with an opinion written by Justin Sledd from One South Commercial. The summary of his opinion was "Having sold and leased numerous properties in this corridor, we have a strong understanding of what the market will and won't support. All indicators point toward residential use as the most logical and valuable path forward.". The 1300 block of Main St has many storefronts and businesses that would benefit from the increase in residential occupancy this request would provide. The 1300 Block is predominantly commercial and has a need for residential to support those businesses.

If approved, we are not proposing to make any changes to the exterior of the building. We are also not proposing to make any changes to the interior of the building either. The property has adequate parking in the rear for both units if used as residential. We feel there is no negative impact to the surrounding area if this request is approved. I have spoken to the owners of the buildings next to us and behind us, there are no objections to the proposed changes.

Support for Rezoning - 1320 W Main Street

8 messages

Justin Sledd 
To: 

Mon, Nov 10, 2025 at 12:18 PM

Hi Erik,

I wanted to share some perspective regarding the rezoning of your mixed-use property on Main Street. Converting both units to residential use represents the highest and best use for the property based on current market dynamics and site characteristics.

The existing commercial suite on the first floor presents several challenges that limit its viability for retail or office tenants. Access to the space requires navigating stairs, unlike properties across the street that benefit from zero-entry access. This difference significantly reduces tenant demand and limits accessibility. In addition, the suite's size and configuration are not ideal for most commercial users, further constraining its market potential.

Over the past several months, we have actively marketed the space and received consistent feedback from prospective tenants and buyers—ground-floor commercial simply isn't a good fit for this property. The most appropriate and sustainable use is residential. A conversion to residential would result in a low-density use with minimal traffic impact. Residents would have convenient access and parking from the rear of the property, enhancing livability without burdening surrounding infrastructure.

Having sold and leased numerous properties in this corridor, we have a strong understanding of what the market will and won't support. All indicators point toward residential use as the most logical and valuable path forward.

Thank you,



Justin Sledd
Vice President, One South Commercial
Licensed in the Commonwealth of Virginia


2800 Patterson Avenue, Suite 200.,
Richmond, VA 23221
www.onesouthcommercial.com

[VIEW OUR LISTINGS](#)



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