



# City of Richmond

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

## Agenda

### Board of Zoning Appeals

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Wednesday, December 3, 2025

1:00 PM

5th Floor Conference Room

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#### AGENDA NO. 1243

[Video Access](#) Video Access  
[- December](#)  
[2025](#)

**Attachments:** [Video Access](#)

#### Call to Order

#### **AGENDA ITEMS**

[BZA 43-2025](#) An application of 1900 Decatur Street LLC for a special exception from Sections 30-300 & 30-438.3(4) of the zoning ordinance for a building permit to convert a vacant building to a multifamily (5 unit) dwelling at 1900 DECATUR STREET (Tax Parcel Number S000-0293/012), located in a B-3 (General Business) District. The side yard (setback) and street side yard (setback) requirements are not met. (8th District)

**Attachments:** [Case Plans](#)

[BZA 44-2025](#) An application of Larry Rock for a special exception from Sections 30-300 & 30-410.4 of the zoning ordinance for a lot split and building permits to construct two new single-family (detached) dwellings at 4111 CORBIN STREET (Tax Parcel Number N018-0480/008), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met. (3rd District)

**Attachments:** [Case Plans](#)

[BZA 45-2025](#) An application of Trek Properties LLC for a special exception from Sections 30-300 & 30-410.4 of the zoning ordinance for a lot split and building permit to construct a new single-family (detached) dwelling at 3601 DECATUR STREET (Tax Parcel Number S000-2762/009), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met. (8th District)

**Attachments:** [Case Plans](#)

[BZA 46-2025](#) An application of Brad Elliott Pledger for a special exception from Sections 30-300, 30-412.5(2)b, 30-412.5(2)c & 30-412.6 of the zoning ordinance 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 at 405 NORTH ROBINSON STREET (Tax Parcel Number W000-1126/034), located in an R-6 (Single-Family Attached Residential) District. The side yard (setbacks), rear yard (setback), and lot coverage requirements are not met. (2nd District)

**Attachments:** [Case Plans](#)

[BZA 47-2025](#) An application of Jemals Standard Drug Store LLC for a special exception from Sections 30-300 & 30-800.2(a) of the zoning ordinance for an electrical permit to install electric vehicle chargers located in a nonconforming parking lot at 320 NORTH 2nd STREET (Tax Parcel Number N000-0060/009), located 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. (2nd District)

**Attachments:** [Case Plans](#)

[BZA 48-2025](#) An application of Amy & Stephen Popovich for a special exception from Sections 30-300 & 30-410.5(1) of the zoning ordinance for a building permit to construct a two-story addition to an existing single-family (detached) dwelling at 3702 CRESTVIEW ROAD (Tax Parcel Number E000-1415/013), located in an R-5 (Single-Family Residential) District. The front yard (setback) requirement is not met. (7th District)

**Attachments:** [Case Plans](#)

[BZA 49-2025](#) An application of Michael & Michelle Perschbacher for a special exception from Sections 30-300, 30-410.5(2) & 30-620.1(c) of the zoning ordinance 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 at 3010 MAPLEWOOD AVENUE (Tax Parcel Number W000-1348/033), located in an R-5 (Single-Family Residential) District. The side yard (setbacks) requirements are not met. (5th District)

**Attachments:** [Case Plans](#)

[BZA 50-2025](#) An application of Janee & Chad Hunter for a special exception from 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 a building permit to construct an addition and to expand an existing accessory building (2-car garage) to an existing single-family (detached) dwelling at 4545 MONUMENT AVENUE (Tax Parcel Number W000-2029/001), located in an R-5 (Single-Family Residential) District. The front yard (setback) and side yard (setback) requirements are not met. (1st District)

**Attachments:** [Case Plans](#)

### Approval of November 2025 Minutes

[Video - December 2025 Meeting](#) Video - December 3, 2025 Meeting

**Attachments:** [DECEMBER 2025 BZA MEETING - Recording](#)

[Approved December 2025 Minutes](#) Approved December 3, 2025 Minutes

**Attachments:** [Approved BZA Minutes 12.3.25](#)

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. The public may listen to and/or view (subject to possessing necessary electronic means) the Microsoft Teams electronic meeting and offer comment by calling 804-316-9457 and when prompted entering code 213 490 569#. 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 2025 drop-down, click meeting details for December 3, 2025 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](mailto:Chuck.Davidson@rva.gov) for assistance. In order to ensure your Microsoft Teams participation it will be necessary for you to access the meeting as described above at 1 PM and stay connected until such time as your case is called. Please be advised that 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, in that order shall be permitted a total of six (6) minutes per group to present their case. For this reason the Board respectfully requests that you be as brief as possible in your comments when your case is called by the Chairman to allow other individuals the opportunity to participate. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

The public may offer comments in advance of the scheduled public meeting by directing them to the email address listed below and the subject comments will be made available to the Board Members prior to the electronic meeting.

The case plans will be made available on the City's legislative website not later than November 19, 2025:  
<https://richmondva.legistar.com/Calendar.aspx>

Roy W. Benbow, Secretary  
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