



City of Richmond

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

Agenda

Board of Zoning Appeals

Wednesday, September 4, 2024

1:00 PM

5th Floor Conference Room

AGENDA NO. 1228

[Video Access](#) Video Access
[- September](#)
[2024](#)

Attachments: [Video Access](#)

Call to Order

AGENDA ITEMS

[BZA 23-2024](#) An application of Brian and Kimberly Sullivan for a special exception from Sections 30-300 & 30-416.6:1 of the zoning ordinance for a building permit to construct a detached garage (21' x 24') accessory to a single-family (detached) dwelling at 2316 WEST GRACE STREET (Tax Parcel Number W000-1048/041), located in an R-48 (Multi-Family Residential) District. The lot coverage requirement is not met. (2nd District)

Attachments: [Case Plans](#)

[BZA 24-2024](#) An application of C. Mercer Taylor for a special exception from Sections 30-300, 30-404.5(1) & 30-630.2(a)(2) of the zoning ordinance for a building permit to construct a one-story addition to a single-family (detached) dwelling at 8719 OLD SPRING ROAD (Tax Parcel Number C001-0253/020), located in an R-2 (Single-Family Residential) District. The front yard (setback) requirement is not met. (4th District)

Attachments: [Case Plans](#)

[BZA 25-2024](#) An application of 722 724 Jessamine St 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 1208 NORTH 36th STREET (Tax Parcel Number E000-1408/037), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met. (7th District)

Attachments: [Case Plans](#)

[BZA 26-2024](#) An application of Ets Rehabes LLC for a special exception from Sections 30-300 & 30-412.4(1) of the zoning ordinance for a lot split and building permit to construct a new single-family (detached) dwelling at 3516 CAROLINA AVENUE (Tax Parcel Number N000-1164/026), located in an R-6 (Single-Family Attached Residential) District. The lot area and lot width requirements are not met. (6th District)

Attachments: [Case Plans](#)
[REVISED Site Plan](#)

[BZA 27-2024](#) An application of Richard Wills for a special exception from Sections 30-300, 30-408.5(1), 30-630.1(a)(1) & 30-810.1 of the zoning ordinance for a building permit to construct a one-story addition to a single-family (detached) dwelling at 700 LIBBIE AVENUE (Tax Parcel Number W021-0188/010), located in an R-4 (Single-Family Residential) District. The front yard (setback) and nonconforming feature requirements are not met. (1st District)

Attachments: [Case Plans](#)
[REVISED Elevations](#)

[BZA 28-2024](#) An application of City of Richmond Department of Public Works for a special exception from Sections 30-300, 30-438.3(3), 30-630.9(b), 30-680.1(d), 30-1220.1 & 30-1220.138 of the zoning ordinance for a building permit to construct a new fire station (FS 21) at 2505 RICHMOND HIGHWAY (Tax Parcel Number S008-0275/005), located in a B-3 (General Business) District. The maximum permitted fence height located in a required rear yard is exceeded and accessory structures are not permitted in the front yard. (8th District)

Attachments: [Case Plans](#)

[BZA 29-2024](#) An application of Courtney Pollard Jr. for a special exception from Sections 30-300 & 30-410.4 of the zoning ordinance for lot splits and building permits to construct two new single-family (detached) dwellings at 1226 NORTH 36th STREET (Tax Parcel Number E000-1408/029), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met. (7th District)

Attachments: [Case Plans](#)
[REVISED Site Plan, Floor Plans, Elevations \(8-22-2024\)](#)

Approval of August 2024 Minutes

[2024-1024](#) Video of September 4, 2024 Meeting

Attachments: [SEPTEMBER 2024 BZA MEETING-Meeting Recording](#)

[Approved
Sept 2024
Minutes](#)

Approved September 4, 2024 Minutes

Attachments: [Approved BZA Minutes 9.4.24](#)

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 756 526 445#. 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 2024 drop-down, click meeting details for September 4, 2024 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. 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 August 21, 2024:
<https://richmondva.legistar.com/Calendar.aspx>

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