



# 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, June 4, 2025

1:00 PM

5th Floor Conference Room

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#### AGENDA NO. 1237

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

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

#### Call to Order

#### AGENDA ITEMS

[BZA 15-2025](#) (CONTINUED FROM MAY 7, 2025 MEETING): An application of Amanda and William Loy 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 1023 WEST 45th STREET (Tax Parcel Number S006-0374/005), located in an R-5 (Single-Family Residential) District. The lot area requirement is not met. (4th District)

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

[BZA 17-2025](#) An application of Cava Capital LLC for a special exception from Sections 30-300 & 30-408.4 of the zoning ordinance for a lot split and building permits to construct two new single-family (detached) dwellings at 2502 COURTLAND STREET (Tax Parcel Number S009-0224/010), located in an R-4 (Single-Family Residential) District. The lot width requirement is not met. (8th District)

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

[BZA 18-2025](#) An application of Mark and Shaleetta Drawbaugh for a special exception from Sections 30-300, 30-410.5(2), 30-410.6 & 30-620.1(c) of the zoning ordinance for building permits to construct a one-story rear addition and two-story detached garage accessory to an existing single-family (detached) dwelling at 1308 OAKWOOD AVENUE (Tax Parcel Number E000-1104/032), located in an R-5 (Single-Family Residential) District. The side yard (setback) and lot coverage requirements are not met. (7th District)

Attachments: [Case Plans](#)

[BZA 19-2025](#) An application of Watchtower Homes and Construction 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 1203 NORTH 38th STREET (Tax Parcel Number E000-1768/002), 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 20-2025](#) An application of George and Erin Henry for a special exception from Sections 30-300, 30-410.5(1), 30-630.1(a)(1) & 30-630.9(b) of the zoning ordinance for a building permit to construct a new fence and wall accessory to an existing single-family (detached) dwelling at 4301 AUGUSTA AVENUE (Tax Parcel Number W000-1958/006), located in an R-5 (Single-Family Residential) District. The maximum permitted fence and wall height located in a required front yard is exceeded. (1st District)

Attachments: [Case Plans](#)

[BZA 21-2025](#) An application of Patrick Bozeman for a special exception from Sections 30-300, 30-412.5(2)b & 30-412.6 of the zoning ordinance for a building permit to construct a rear addition on an existing single-family (attached) dwelling at 2810 EAST BROAD STREET (Tax Parcel Number E000-0530/023), located in an R-6 (Single-Family Attached Residential) District. The side yard (setback) and lot coverage requirements are not met. (7th District)

Attachments: [Case Plans](#)

[BZA 22-2025](#) An application of Watchtower Homes and Construction 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 5404 CAMPBELL AVENUE (Tax Parcel Number E010-0138/022), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met. (7th District)

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

### Approval of May 2025 Minutes

[Video - June 2025 Meeting](#) Video - June 4, 2025 Meeting

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

[Approved June 2025 Minutes](#) Approved June 4, 2025 Minutes

**Attachments:** [Approved BZA Minutes 6.4.25](#)

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 757 783 363#. 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 June 4, 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 May 21, 2025:  
<https://richmondva.legistar.com/Calendar.aspx>

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