



# 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, July 2, 2025

1:00 PM

5th Floor Conference Room

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#### AGENDA NO. 1238

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

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

#### Call to Order

#### **AGENDA ITEMS**

[BZA 23-2025](#) An appeal of Barbara Hughes regarding the denial of a request for a sign permit (revision) to erect a forty-three foot (43') 960 square foot off-premises sign (billboard) on the property known as 1830 BOTETOURT STREET (N000-0945/001). The section of the zoning ordinance at issue is 30-446.2(46). (3rd District)

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

[BZA 18-2025](#) (CONTINUED TO AUGUST 6, 2025 MEETING): 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 24-2025](#) An application of Whale Bay LLC for a special exception from Sections 30-300 & 30-419.6(2)b of the zoning ordinance for a building permit to construct an addition to an existing multi-family dwelling at 803 NORTH 21st STREET (Tax Parcel Number E000-0372/019), located in an R-63 (Multi-Family Urban Residential) District. The side yard (setback) requirements are not met. (7th District)

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

[BZA 25-2025](#) An application of Prince Construction, Inc. 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 2804 MIDLOTHIAN TURNPIKE (Tax Parcel Number S000-1123/015), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met. (5th District)

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

[BZA 26-2025](#) (CONTINUED TO SEPTEMBER 3, 2025 MEETING): An application of Joseph Sanderson and Mary Katherine Hamilton 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 1407 AVONDALE AVENUE (Tax Parcel Number N000-1821/012), 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 27-2025](#) 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 1825 CLAIBORNE STREET (Tax Parcel Number W000-0840/017), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met. (5th District)

**Attachments:** [Case Plans](#)  
[Revised Plans - 6-30-2025](#)

[BZA 28-2025](#) An application of City of Richmond Department of Public Works for a special exception from Sections 30-300 & 30-419.6(2)b of the zoning ordinance for a certificate of occupancy for a new fire station (FS 12) at 2223 WEST CARY STREET (Tax Parcel Number W000-0992/001), located in an R-63 (Multi-Family Urban Residential) District. The subject building was not constructed in accordance with the previously approved plans. (5th District)

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

### Approval of June 2025 Minutes

[Video - July 2025 Meeting](#) Video - July 2, 2025 Meeting

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

[Approved July 2025 Minutes](#) Approved July 2, 2025 Minutes

**Attachments:** [Approved BZA Minutes 7.2.25](#)

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 879 372 530#. 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 July 2, 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 June 18, 2025:  
<https://richmondva.legistar.com/Calendar.aspx>

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