



# 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 7, 2022

1:00 PM

5th Floor Conference Room

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#### AGENDA NO. 1207

[Video Access](#) Video Access  
[- Dec 2022](#)

Attachments: [Video Access](#)

#### Call to Order

#### AGENDA ITEMS

[BZA 36-2022](#) (CONTINUED FROM NOVEMBER 2, 2022 MEETING): An application of CCR3 Holdings LLC for a special exception from Sections 30-300, 30-416.8 & 30-800.2(b) of the zoning ordinance for a building permit to construct a new single-family (attached) dwelling at 413 NORTH ARTHUR ASHE BOULEVARD (Tax Parcel Number W000-1206/038, 2nd District), located in an R-48 (Multi-Family Residential) District. The building height and nonconforming use requirements are not met.

Attachments: [Case Plans](#)

[BZA 37-2022](#) (CONTINUED FROM NOVEMBER 2, 2022 MEETING): An application of CCR3 Holdings LLC for a special exception from Sections 30-300, 30-416.8 & 30-800.2(b) of the zoning ordinance for a lot split and building permit to construct a new single-family (attached) dwelling at 415 NORTH ARTHUR ASHE BOULEVARD (Tax Parcel Number W000-1206/020, 2nd District), located in an R-48 (Multi-Family Residential) District. The building height and nonconforming use requirements are not met.

Attachments: [Case Plans](#)

[BZA 38-2022](#) An application of Amada Cerritos for a special exception from Sections  
[\(CONTINUED\)](#) 30-300, 30-410.5(1) & 30-630.1(a)(1) of the zoning ordinance for a building permit to construct a new single-family (detached) dwelling at 2414 TERMINAL AVENUE (Tax Parcel Number S008-0560/001, 8th District), located in an R-5 (Single-Family Residential) District. The front yard (setback) requirement is not met.

Attachments: [Case Plans](#)

[BZA 39-2022](#) An application of Kent L. Pond for a special exception from Sections 30-300, 30-412.5(1)(a), & 30-630.1(a)(1) of the zoning ordinance for a building permit to construct a new single-family (detached) dwelling at 228 WEST 26th STREET (Tax Parcel Number S000-0800/006, 5th District), located in an R-6 (Single-Family Attached Residential) District. The front yard (setback) requirement is not met.

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

[BZA 40-2022](#) An application of 2418 3rd Avenue Series Of Rva Vision Outreach Business Trust 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 2418 3rd AVENUE (Tax Parcel Number N000-0656/020, 6th District), located in an R-6 (Single-Family Attached Residential) District. The lot area and lot width requirements are not met.

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

### **Approval of November 2022 Minutes**

[Video of](#) Video of December 7, 2022 Meeting  
[December](#)  
[2022 Meeting](#)

**Attachments:** [DECEMBER BZA HEARING-Meeting Recording](#)

[Approved](#) Approved December 7, 2022 Minutes  
[December](#)  
[2022 Minutes](#)

**Attachments:** [Approved BZA Minutes 12.7.22](#)

This meeting will be open to in-person participation. To maximize compliance with public health guidance aimed at preventing the spread of COVID-19, 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 532 344 114#. 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 2022 drop-down, click meeting details for December 7, 2022 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 23, 2022:  
<https://richmondva.legistar.com/Calendar.aspx>

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