



# 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, May 3, 2023

1:00 PM

5th Floor Conference Room

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#### AGENDA NO. 1212

[Video Access](#) Video Access  
[- May 2023](#)

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

#### Call to Order

#### **AGENDA ITEMS**

[BZA 09-2023](#) An application of Tom Gay for a special exception from Sections 30-300 & 30-408.6 of the zoning ordinance for a building permit to construct an addition to a single-family (detached) dwelling at 24 LIBBIE AVENUE (Tax Parcel Number W021-0407/014, 1st District), located in an R-4 (Single-Family Residential) District. The lot coverage requirement is not met.

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

[BZA 10-2023](#) An application of Canvas Development 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 two new single-family (detached) dwellings at 3323 ROSEWOOD AVENUE (Tax Parcel Number W000-1505/005, 5th District), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met.

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

[BZA 11-2023](#) An application of Burger King Company LLC for a special exception from Sections 30-300, 30-457.2 & 30.800.4 of the zoning ordinance for a Certificate of Occupancy for a restaurant with a drive-up facility at 4800 WEST BROAD STREET (Tax Parcel Number N000-2003/018, 1st District), located in a TOD-1 (Transit-Oriented Nodal) District. The proposed use (drive-up facility) is not permitted as the previous nonconforming use rights have expired.

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

[BZA 12-2023](#) An application of Wesley and Sabrina Dewalt for a special exception from Sections 30-300, 30-410.5(1) & 30-630.1(a)(1) of the zoning ordinance for a building permit to construct a single-family (detached) dwelling at 3318 N STREET (Tax Parcel Number E000-0880/008, 7th District), located in an R-5 (Single-Family Residential) District. The front yard (setback) requirement is not met.

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

### Approval of April 2023 Minutes

[Approved May 2023 Minutes](#) Approved May 3, 2023 Minutes

**Attachments:** [Approved BZA Minutes 5.3.23](#)

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 985 292 831#. 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 2023 drop-down, click meeting details for May 3, 2023 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 April 19, 2023:  
<https://richmondva.legistar.com/Calendar.aspx>

Roy W. Benbow, Secretary  
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