



City of Richmond

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

Agenda

Board of Zoning Appeals

Wednesday, September 6, 2023

1:00 PM

5th Floor Conference Room

AGENDA NO. 1216

[Video Access](#) Video Access

Attachments: [Video Access](#)

Call to Order

AGENDA ITEMS

[BZA 28-2023](#) An application of Canvas Development LLC for a special exception from Sections 30-300, 30-418.5, 30-418.6:1 & 30-630.2 of the zoning ordinance for a building permit to construct a new single-family (detached) dwelling at 624 JUDAH STREET (Tax Parcel Number N000-0210/024), located in an R-53 (Multi-Family Residential) District. The front, side, and rear yard (setbacks) and lot coverage requirements are not met. (2nd District)

Attachments: [Case Plans](#)

[BZA 29-2023](#) An application of Jackmo LLC for a special exception from Sections 30-300 & 30-413.5(1) of the zoning ordinance for a lot split and building permit to construct a new single-family (detached) dwelling at 217 EAST 15th STREET (Tax Parcel Number S000-0191/007), located in an R-7 (Single- and Two-Family Urban Residential) District. The lot area and lot width requirements are not met. (8th District)

Attachments: [Case Plans](#)

[BZA 30-2023](#) An application of Bertha LLC for a special exception from Sections 30-300 & 30-412.4(1) of the zoning ordinance for a lot split and building permits to construct two new single-family (detached) dwellings at 2916 GARLAND AVENUE (Tax Parcel Number N000-0889/011), located in an R-6 (Single-Family Attached Residential) District. The lot area and lot width requirements are not met. (3rd District)

Attachments: [Case Plans](#)

[BZA 31-2023](#) An application of PSG III LLC for a special exception from Sections 30-300, 30-408.5(1) & 30-408.6 of the zoning ordinance for building permits to demolish an existing one-story single-family (detached) dwelling and to construct a new two-story single-family (detached) dwelling at 500 MAPLE AVENUE (Tax Parcel Number W021-0283/021), located in an R-4 (Single-Family Residential) District. The front yard (setback) and lot coverage requirements are not met. (1st District)

Attachments: [Case Plans](#)

[BZA 32-2023](#) An application of Asset 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 3304 TUXEDO BOULEVARD (Tax Parcel Number E000-3313/011), located in an R-5 (Single-Family Residential) District. The lot area requirement is not met. (7th District)

Attachments: [Case Plans](#)

[BZA 33-2023](#) An application of City of Richmond Department of Public Works for a special exception from Sections 30-300, 30-438.3(3), 30-438.5 & 30-438.6(a) & (b) 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 rear yard (setback), building height, and parking and circulation of vehicle requirements are not met. (8th District)

Attachments: [Case Plans](#)

Approval of August 2023 Minutes

[Video - September 2023 Meeting](#) Video of September 6, 2023 Meeting

Attachments: [SEPTEMBER 2023 BZA MEETING-Meeting Recording](#)

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 977 783 632#. 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 September 6, 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 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 23, 2023:
<https://richmondva.legistar.com/Calendar.aspx>

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