



City of Richmond

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

Agenda

Board of Zoning Appeals

Wednesday, April 3, 2024

1:00 PM

5th Floor Conference Room

AGENDA NO. 1223

[Video Access](#) Video Access
[- April 2024](#)

Attachments: [Video Access](#)

Call to Order

AGENDA ITEMS

[BZA 11-2024](#) An application of Watchtower Homes for a special exception from Sections 30-300 & 30-410.4 of the zoning ordinance for lot splits and building permits to construct three (3) new single-family (detached) dwellings at 5417 SALEM STREET (Tax Parcel Number E010-0138/014), 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 12-2024](#) An application of Watchtower Homes for a variance from Sections 30-300, 30-412.5(2)a., 30-630.1(a)(1), & 30-630.2 (b)(1) of the zoning ordinance for a building permit to construct a single-family (attached) dwelling at 3222 N STREET (Tax Parcel Number E000-0806/014), located in an R-6 (Single-Family Attached Residential) District. The front yard (setback) requirement is not met. (7th District)

Attachments: [Case Plans](#)

Approval of March 2024 Minutes

[Video of April 2024 Meeting](#) Video of April 3, 2024 Meeting

Attachments: [APRIL 2024 BZA MEETING-Meeting Recording](#)

[Approved
April 2024
Minutes](#)

Approved April 3, 2024 Minutes

Attachments: [Approved BZA Minutes 4.3.24](#)

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 366 362 224#. 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 2024 drop-down, click meeting details for April 3, 2024 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 March 20, 2024:
<https://richmondva.legistar.com/Calendar.aspx>

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