



City of Richmond

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

Agenda

Board of Zoning Appeals

Wednesday, December 5, 2018

1:00 PM

5th Floor Conference Room

Call to Order

DOCKET ITEMS

[BZA 40-2018](#) An application of E Marshall Properties LLC for a special exception from Sections 30-300 & 30-440.1(12) of the zoning ordinance for a building permit to convert a vacant ground floor commercial space into a dwelling unit at 220 EAST MARSHALL STREET (Tax Parcel Number N000-0038/017), located in a B-4 (Central Business District). The ground floor commercial requirement is not met along the street oriented commercial frontage (North 3rd Street).

Attachments: [Case Plans](#)

[BZA 41-2018](#) (WITHDRAWN) An application of Leigh Street, LLC. for a variance from Sections 30-300 & 30-457.2.(25)a of the zoning ordinance for a building permit for a restaurant use (3,400 sq.ft.) with an accessory outdoor dining patio (692 sq.ft.) at 2915 & 2919 WEST LEIGH STREET (Tax Parcel Number N000-1592/016), located in a TOD-1 (Transit-Oriented Nodal District). No deck, patio, terrace or other area outside a completely enclosed building and used for the service or accommodation of patrons shall be situated within 100 feet of any R district.

[BZA 42-2018](#) An application of Michael and Virginia Logan for a special exception from Sections 30-300 & 30-408.5(1) of the zoning ordinance for a building permit to construct a single-story addition to a single-family (detached) dwelling at 815 HENRI ROAD (Tax Parcel Number W021-0208/001), located in an R-4 (Single-Family Residential District). The front yard (setback) requirement is not met.

Attachments: [Case Plans](#)

[BZA 43-2018](#) An application of Global Elite Property Investments LLC for a special exception from Sections 30-300 & 30-412.4(1) of the zoning ordinance for a building permit to construct a new single-family (detached) dwelling at 1810 3rd AVENUE (Tax Parcel Number N000-0458/004), located in an R-6 (Single-Family Attached Residential District). The lot area and lot width requirements are not met.

Attachments: [Case Plans](#)

[BZA 44-2018](#) An application of Corey and Megan McCalla for a special exception from Sections 30-300, 30-630.1(a)(1) & 30-630.9(b) of the zoning ordinance for a building permit to construct a wooden 6 ½' privacy fence accessory to a single-family detached dwelling at 2900 EAST LEIGH STREET (Tax Parcel Number E000-0573/037), located in an R-63 (Multi-Family Urban Residential District). The maximum permitted height for a fence is exceeded.

Attachments: [Case Plans](#)

[BZA 45-2018](#) An application of 2929 W Cary St, LLC for a special exception from Sections 30-300 & 30-910.2(b)(1) of the zoning ordinance for a building permit to re-construct a two-story building for a sit-down restaurant (1,750 SF)/outdoor dining (355 SF) on the 1st floor and two dwelling units on the 2nd floor at 2929 WEST CARY STREET (Tax Parcel Number W000-1281/003), located in an UB-PO2 (Urban Business District). The off-street parking requirement is not met.

Attachments: [Case Plans](#)

[BZA 46-2018](#) An application of Stephen and Donna Bower for a special exception from Sections 30-300, 30-410.5(1) & 30-630.9(f) of the zoning ordinance for a building permit to construct a front vestibule addition (50 SF) to a single-family detached dwelling at 38 LEXINGTON ROAD (Tax Parcel Number W020-0193/028), located in an R-5 (Single-Family Residential District). The front yard (setback) requirement is not met.

Attachments: [Case Plans](#)

[BZA 47-2018](#) An application of 1406 Bainbridge Street, LLC for a variance from Sections 30-300 & 30-419.6(1) of the zoning ordinance for a building permit to construct a multi-family dwelling building at 1406 BAINBRIDGE STREET (Tax Parcel Number S000-0153/012), located in an R-63 (Multi-Family Urban Residential District). The front yard (setback) requirement is not met.

Attachments: [Case Plans](#)

[BZA 48-2018](#) An application of Daniel & Alice Herlihy for a special exception from Sections 30-300 & 30-402.5(1) of the zoning ordinance for a building permit to construct a one-story addition to a single-family dwelling at 707 TIBER LANE (Tax Parcel Number W021-0252/003), located in an R-1 (Single-Family Residential District). The front yard (setback) requirement is not met.

Attachments: [Case Plans](#)

Information Pertaining to these cases are available for inspection in the office of the Department of Planning and Development Review, room 110, City Hall, 900 East Broad Street, Richmond, VA 23219. All expressions of support or opposition must be filed at or before this meeting

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Approval of Minutes