



City of Richmond

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

Agenda

Board of Zoning Appeals

Wednesday, March 6, 2019

1:00 PM

5th Floor Conference Room

Agenda No. 1164

Call to Order

AGENDA ITEMS

[BZA VOID-2019](#)

(CONTINUED FROM JANUARY 2, 2019 MEETING) An application of Nancy and Ernest Bush, Jr. for a variance from Sections 30-300, 30-413.6(1) & 30-630.1(a)(1) of the zoning ordinance for a building permit to construct a new single-family attached dwelling at 900 NORTON STREET (Tax Parcel Number N000-0573/021), located in an R-7 (Single-And Two-Family Urban Residential District). The front yard (setback) requirement is not met.

Attachments: [Case Plans](#)

[BZA 08-2019](#)

An application of McKenna Brown for a special exception from Sections 30-300, 30-410.5(2)(3) & 30-630.1(a) of the zoning ordinance for a building permit to construct a second story addition onto an existing accessory building at 3019 STONEWALL AVENUE (Tax Parcel Number S000-1240/017), located in an R-5 (Single-Family Residential District). The side yard and rear yard (setback) requirements are not met.

Attachments: [Case Plans](#)

[BZA 09-2019](#)

An application of 2202 4th Avenue Series of the Affordable Housing Association for a special exception from Sections 30-300, 30-412.4(1) & 30-412.5(1)b of the zoning ordinance for a building permit to construct a new single-family detached dwelling (No. 2204) at 2202 4th AVENUE (Tax Parcel Number N000-0561/006), located in an R-6 (Single-Family Attached Residential District). The lot area, lot width, and side yard (setback) requirements are not met.

Attachments: [Case Plans](#)

[BZA 10-2019](#) An application of Kurt Engleman for a special exception from Sections 30-300, 30-412.5(1)(a) & 30-630.9(b) of the zoning ordinance for a building permit to construct a masonry wall at 2308 IDLEWOOD AVENUE (Tax Parcel Number W000-1032/040), located in an R-6 (Single-Family Attached Residential District). The front yard (setback) requirement is not met and the maximum allowable height limit for a wall within a required front yard is exceeded.

Attachments: [Case Plans](#)

[BZA 11-2019](#) An application of 604 St James Street, LLC for a special exception from Sections 30-300 & 30-800.4 of the zoning ordinance for a building permit to re-establish the nonconforming use rights to a retail use and convert the building to a two-family dwelling at 604 SAINT JAMES STREET (Tax Parcel Number N000-0104/026), located in an R-63 (Multifamily Urban Residential District). The proposed use is not permitted as the previous nonconforming use rights have expired.

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

Roy W. Benbow, Secretary
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Approval of February 2019 Minutes

[Approved](#) Approved March 6, 2019 Minutes
[March 2019](#)
[Minutes](#)

Attachments: [Approved BZA Minutes 3.6.19](#)

[Audio of](#) Audio of March 6, 2019 Meeting
[March 2019](#)
[Meeting](#)

Attachments: [BZA - March 6, 2019 - Audio](#)