



City of Richmond

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

Agenda

Board of Zoning Appeals

Wednesday, April 3, 2019

1:00 PM

5th Floor Conference Room

Agenda No. 1165

Call to Order

AGENDA ITEMS

[BZA 04-2019](#) (CONTINUED FROM MARCH 6, 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 12-2019](#) An application of Corwin W. & Jane A. Cominsky for a special exception from Sections 30-300, 30-413.15(1)b, 30-413.15(2)a & 30-810.1 of the zoning ordinance for a building permit to construct a one-story addition (10.5' x 19.0') to a single-family detached dwelling at 3420 EAST MARSHALL STREET (Tax Parcel Number E000-0973/011), located in an R-8 (Urban Residential District). The front, side yard (setbacks) and nonconforming feature requirements are not met.

Attachments: [Case Plans](#)

[BZA 13-2019](#) An application of Charles Schmidt 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 split a lot and construct a new single-family detached dwelling (#310) at 308 WEST 25th STREET (Tax Parcel Number S000-0699/007), 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 14-2019](#) An application of Cava Capital LLC for a special exception from Sections 30-300 & 30-410.4 of the zoning ordinance for building permits to divide an existing lot into two (2) lots and to construct a new single-family detached dwelling on each of the vacant lots at 1727 NORTH 28th STREET (Tax Parcel Number E000-0951/062), located in an R-5 (Single-Family Residential District). The lot area and lot width requirements are not met.

Attachments: [Case Plans](#)

[BZA 15-2019](#) An application of Lee Medical Building LLC for a special exception from Sections 30-300, 30-412.1, 30-800.1 & 30-800.2(a) of the zoning ordinance for a building permit to convert a nonconforming office building to a multi-family dwelling containing 63 dwelling units at 1805 MONUMENT AVENUE (Tax Parcel Number W000-0861/020), located in an R-6 (Single-Family Attached Residential District). A nonconforming use shall not be extended, expanded, enlarged or moved to occupy a different or greater area of land, buildings or structures than was occupied by such use at the time it became nonconforming. No building devoted to a nonconforming use shall be structurally altered unless such building is thereafter devoted to a conforming use.

Attachments: [Case Plans](#)

[BZA 16-2019](#) An application of Fresh Start Property Solutions, LLC for a special exception from Sections 30-300, 30-433.2.(8) & 30-800.4 of the zoning ordinance for a building permit to renovate a single-family detached dwelling at 3004 HANES AVENUE (Tax Parcel Number N000-0972/008), located in a UB-PE7 (Urban Business Parking Exempt Overlay District). The proposed use is not permitted as the commercial frontage and dwelling commercial use ratio requirements are 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 March 2019 Minutes