



City of Richmond

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

Agenda

Board of Zoning Appeals

Wednesday, June 5, 2019

1:00 PM

5th Floor Conference Room

Agenda No. 1167

Call to Order

AGENDA ITEMS

[BZA 16-2019](#) (RECONSIDERED FROM APRIL 3, 2019 MEETING): 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](#)

[BZA 23-2019](#) An application of East Coast Realty Investments LLC for a special exception from Sections 30-300 & 30-410.4(1) of the zoning ordinance for building permits to construct two new single-family detached dwellings at 1202 NORTH 37th STREET (Tax Parcel Number E000-1410/039), located in an R-5 (Single-Family Residential District). The lot area and lot width requirements are not met.

Attachments: [Case Plans](#)

[BZA 24-2019](#)
[CONTINUED](#) An application of CC Richmond II LP for a variance from Sections 30-300 & 30-412.4 (2c) of the zoning ordinance for building permits to construct two (2) single-family attached dwellings at 1201 & 1201 ½ NORTH 31st STREET (Tax Parcel Number E000-0721/018 & 019), located in an R-6 (Single-Family Attached Residential District). The unit width requirement is not met.

Attachments: [Case Plans](#)

[BZA 25-2019](#) An application of Macfarlane Associates, LLC for a special exception from Sections 30-300, 30-442.1(7) & 30-1040.2(a) of the zoning ordinance for a building permit for renovations and to split the lot to convert the existing two-family dwelling into two single-family attached dwellings at 1813 & 1815 EAST GRACE STREET (Tax Parcel Number E000-0131/007), located in a B-5 (Central Business District). The street oriented commercial frontage requirement is not met.

Attachments: [Case Plans](#)

[BZA 26-2019](#) An application of Elderhomes Corporation for a variance from Sections 30-300, 30-320 & 30-419.5(2) of the zoning ordinance for a building permit to construct a new single-family attached dwelling and to adjust the property line at 807 NORTH 24th STREET (Tax Parcel Number E000-0379/024), located in an R-63 (Multi-Family Urban Residential District). The proposed reduction in the lot area is not in conformity with the regulations.

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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[Approved](#) Approved June 5, 2019 Minutes
[June 2019](#)
[Minutes](#)

Attachments: [Approved BZA Minutes 6.5.19](#)

[Audio of June](#) Audio of June 5, 2019 Meeting
[2019 Meeting](#)

Attachments: [June 5, 2019 - Meeting Audio](#)