



City of Richmond

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

Agenda

Board of Zoning Appeals

Wednesday, July 3, 2019

1:00 PM

5th Floor Conference Room

Agenda No. 1168

Call to Order

AGENDA ITEMS

[BZA 17-2019](#) (CONTINUED FROM MAY 1, 2019 MEETING): An application of Robert and Magdalen Ferguson for a special exception from Sections 30-300, 30-413.15(2)a & 30-710.1(a)(1) of the zoning ordinance for a building permit to construct a new single-family detached dwelling at 411 NORTH 22nd STREET (Tax Parcel Number E000-0257/020), located in an R-8 (Urban Residential District). The side yard (setback) and off-street parking requirements are not met.

Attachments: [Case Plans](#)

[BZA 20-2019](#) (CONTINUED FROM MAY 1, 2019 MEETING): An application of Catherine & Samuel Jones for a special exception from Sections 30-300, 30-419.6(2)a & 30-710.1(a)(1) of the zoning ordinance for a building permit to construct a new single-family detached dwelling at 2214 CARRINGTON STREET (Tax Parcel Number E000-0469/018), located in an R-63 (Multi-family Urban Residential District). The side yard (setback) and off-street parking requirements are not met.

Attachments: [Case Plans](#)

[BZA 24-2019](#) (CONTINUED FROM JUNE 5, 2019 MEETING): 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 27-2019](#) An application of 721 West Clay 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 four (4) lodging units and convert the building to a two-family dwelling at 106 EAST CLAY STREET (Tax Parcel Number N000-0062/035), located in an R-6 (Single-Family Attached Residential District). The proposed use is not permitted as the previous nonconforming use rights have expired.

Attachments: [Case Plans](#)

[BZA 28-2019](#) An application of Isaias Amaya for a special exception from Sections 30-300 & 30-800.4 of the zoning ordinance for a building permit to renovate the building for use as a single-family detached dwelling at 2854 HULL STREET (Tax Parcel Number S000-1222/006), located in a B-3 (General Business District). The proposed use is not permitted as the nonconforming rights to a single-family dwelling have expired.

Attachments: [Case Plans](#)

[BZA 29-2019](#) An application of Michael and Bevin Kehoe for a special exception from Sections 30-300, 30-402.5(1), 30-630.1(c) & 30-630.5 of the zoning ordinance for a building permit to construct an in-ground swimming pool (20' x 40') accessory to a single-family dwelling at 4 CALYCANTHUS ROAD (Tax Parcel Number W022-0059/003), located in an R-1 (Single-Family Residential District). The front yard (setback) requirement is not met.

Attachments: [Case Plans](#)

[BZA 30-2019](#) An application of LC and MH 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 store and convert the building to a two-family dwelling at 409 BROOK ROAD (Tax Parcel Number N000-0120/042), located in an RO-2 (Residential-Office District). The proposed use is not permitted as the previous nonconforming use rights have expired.

Attachments: [Case Plans](#)

[BZA 31-2019](#) An application of Mark Julian and Natalie Newfield for a special exception from Sections 30-300, 30-410.5.(1), 30-630.2(b)(1) & 30-810.1 of the zoning ordinance for a building permit to construct a one-story addition (32' x 12') and a one-story detached garage (24' x 24') in the rear of a single-family detached dwelling at 3866 FAUQUIER AVENUE (Tax Parcel Number N000-1895/010), located in an R-5 (Single Family Residential District). The front yard (setback) and the nonconforming feature requirements are not met.

Attachments: [Case Plans](#)

[BZA 32-2019](#) An application of Michael & Carrie Walls 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 barber shop and convert the building to a one (1) dwelling unit at 3400 CAROLINA AVENUE (Tax Parcel Number N000-1161/011), located in an R-6 (Single-Family Attached Residential District). The proposed use is not permitted as the previous nonconforming use rights have expired.

Attachments: [Case Plans](#)

[BZA 33-2019](#) An application of The Urban Group DMV for a special exception from Sections 30-300 & 30-412.4(1) of the zoning ordinance for a building permit to split an existing lot improved with a single-family detached dwelling and to construct a new single-family detached dwelling on the proposed vacant lot at 2003 MONTEIRO AVENUE (Tax Parcel Number N000-0414/017), located in an R-6 (Single-Family Attached Residential District). The lot area and lot width 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

Roy W. Benbow, Secretary
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[Approved July 2019 Minutes](#) Approved July 3, 2019 Minutes

Attachments: [Approved BZA Minutes 7.3.19](#)

[Audio of July 2019 Meeting](#) Audio of July 3, 2019 Meeting

Attachments: [July 3, 2019 - Meeting Audio - Part 1](#)
[July 3, 2019 - Meeting Audio - Part 2](#)