



# City of Richmond

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

## Agenda

### Board of Zoning Appeals

---

Wednesday, December 4, 2019

1:00 PM

5th Floor Conference Room

---

#### Agenda No. 1173

#### Call to Order

#### **AGENDA ITEMS**

[BZA 48-2019](#) An application of John Wilson for a special exception from Sections 30-300, 30-419.4 and 30-694.1(2) of the zoning ordinance for a building permit to construct a new accessory building (approximately 16' X 8') and to use a portion thereof (79 sq. ft.) for use as a home occupation (art studio) at 505 NORTH 24th STREET (Tax Parcel Number E000-0336/019), located in an R-63 (Multifamily Urban Residential District). The proposed home occupation is not permitted.

**Attachments:** [Case Plans](#)

[BZA 49-2019](#) An application of DMS Construction for a special exception from Sections 30-300, 30-419.6(2)a & 30-630.9(i) of the zoning ordinance for a building permit to construct an addition (basement, 1st & 2nd floor) and a two-story deck on the rear of a single-family attached dwelling at 2318 VENABLE STREET (Tax Parcel Number E0000-425/019), located in an R-63 (Multifamily Urban Residential District). The side yard (setback) requirement is not met.

**Attachments:** [Case Plans](#)

[BZA 50-2019](#) An application of Keana and Shanell Williams for a special exception from Sections 30-300, 30-410.5(1), 30-630.1(a)(1) & 30-810.1 of the zoning ordinance for a building permit to enclose an existing 1st floor covered porch and to construct a 2nd floor addition to a single-family detached dwelling at 3422 R STREET (Tax Parcel Number E000-1273/043), 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 51-2019](#) [\(CONTINUED\)](#) An application of BT Property Holdings, LLC for a special exception from Sections 30-300, 30-410.5(1) & 30-630.1(a) of the zoning ordinance for a building permit to construct a new single-family detached dwelling at 1201 CHANTILLY STREET (Tax Parcel Number W019-0140/001), located in an R-5 (Single-Family Residential District). The front yard and street-side yard (setback) requirements are not met.

**Attachments:** [Case Plans](#)

[BZA 52-2019](#) An application of Lancaster Custom Builder, Inc. for a variance from Sections 30-300 & 30-1040.2(a) of the zoning ordinance for a building permit to construct a new single-family dwelling and detached garage at 120 GRANITE AVENUE (Tax Parcel Number W020-0185/024), located in an R-4 (Single-Family Residential District). The plans are not in conformity with the previous approval (Case No. 36-17).

**Attachments:** [Case Plans](#)

[BZA 53-2019](#) 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) & 30-1040.2(a) of the zoning ordinance for a building permit to construct 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 plans are not in conformity with the previous approval (Case No. BZA 31-2019).

**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  
Phone: 804-240-2124  
Fax: 804-646-5789  
email: roy.benbow@richmondgov.com

[Approved](#) [December](#) [2019 Minutes](#) Approved December 4, 2019 Minutes

**Attachments:** [Approved BZA Minutes 12.4.19](#)

[Audio of](#) [December](#) [2019 Meeting](#) Audio of December 4, 2019 Meeting

**Attachments:** [December 4, 2019 - Meeting Audio](#)