



# City of Richmond

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

## Agenda

### Board of Zoning Appeals

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Thursday, January 2, 2020

1:00 PM

5th Floor Conference Room

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#### Agenda No. 1174

#### Call to Order

#### **AGENDA ITEMS**

[BZA 51-2019](#) (CONTINUED FROM DECEMBER 4, 2019 MEETING): 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 4712 WYTHE AVENUE (Tax Parcel Number W019-0140/002), 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 01-2020](#) An application of Antwaun D. Griffin for a special exception from Sections 30-300, 30-419.6(1), 30-630.1(a)(1) & 30-1220 of the zoning ordinance for a building permit to construct a detached garage accessory to a single-family detached dwelling at 511 NORTH 21st STREET (Tax Parcel Number E000-0254/023), located in an R-63 (Multi-Family Urban Residential District). Accessory buildings and structures are not permitted in the front yard, as established by the main building.

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

[BZA 02-2020](#) An application of LB Legacy LLC 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 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 1317 NORTH 22nd STREET (Tax Parcel Number E000-0616/022), 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 03-2020](#) An application of Nordrow Investments LLC for a special exception from Sections 30-300 & 30-410.5(1) of the zoning ordinance for a building permit to construct a single-family detached dwelling at 1901 GEORGIA AVENUE (Tax Parcel Number W000-0781/010), located in an R-5 (Single-Family Residential District). The front yard (setback) requirement is not met.

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

[BZA 04-2020](#) An application of DJS Investment, LLC for a special exception from Sections 30-300 & 30-410.4 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 3422 GARLAND AVENUE (Tax Parcel Number N000-1249/023), located in an R-5 (Single-Family Residential District). The lot area and lot width requirements are not met.

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

[BZA 05-2020](#) An application of 2305 North Avenue Land Trust for a special exception from Sections 30-300, 30-436.1 & 30-800.4 of the zoning ordinance for a building permit to re-establish the nonconforming use rights to a four (4) dwelling unit building at 2305 NORTH AVENUE (Tax Parcel Number N000-0540/007), located in a B-2 (Community Business 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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[Approved](#)  
[January 2020](#)  
[Minutes](#)

**Attachments:** [Approved BZA Minutes 1.2.20](#)

[Audio -](#)  
[January 2020](#)  
[Meeting 1](#)

**Attachments:** [BZA Meeting 1 2 2020 Audio Part 1 200102\\_0051](#)

[Audio -  
January 2020  
Meeting 2](#)

Audio of January 2, 2020 Meeting - Part 2

**Attachments:**

[BZA Meeting 1\\_2\\_2020 Audio Part 2 200102\\_0052](#)