



City of Richmond

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

Agenda

Board of Zoning Appeals

Wednesday, March 4, 2020

1:00 PM

5th Floor Conference Room

Agenda No. 1176

Call to Order

AGENDA ITEMS

[BZA 08-2020](#) An appeal by Metro Treatment of Virginia, L.P., a subsidiary of Colonial Management, L.P., (collectively, "CMG") that a decision of the Zoning Administrator dated November 7, 2019 in which the Zoning Administrator determined that CMG's proposed use as a methadone treatment clinic for the property located at 449-A Belt Boulevard was not permitted within the M-1 District because it did not qualify as a "medical or dental office or clinic". The specific section numbers of the Zoning Ordinance being appealed are §30-452.1 (Section 30-452.1 incorporates by reference all permitted uses listed in §30-438.1) and §30-1220.21.

Attachments: [Case Plans](#)

[BZA 09-2020](#) An application of Jeffrey & Stephanie Willis 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 4511 PARK AVENUE (Tax Parcel Number W000-2025/022), located in an R-5 (Single-Family Residential District). The lot area and lot width requirements are not met.

Attachments: [Case Plans](#)

[BZA 10-2020](#) An application of Hugh G. Edmunds, III 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 1905 & 1907 MAPLEWOOD AVENUE (Tax Parcel Number W000-0843/003 & 004), located in an R-5 (Single-Family Residential District). The lot area and lot width requirements are not met.

Attachments: [Case Plans](#)

[BZA 11-2020](#) An application of Gulnora LLC for a special exception from Sections 30-300 & 30-410.4 of the zoning ordinance for a building permit to demolish an existing single-family detached dwelling and split the existing lot into two parcels to construct a single-family detached dwelling on each newly created lot at 2501 BERWYN STREET (Tax Parcel Number S008-0380/025), located in an R-5 (Single-Family Residential District). The lot width requirement is not met.

Attachments: [Case Plans](#)

[BZA 12-2020](#) An application of Lissenden Bros, LLC for a special exception from Sections 30-300, 30-410.5(2) & 30-620.1(c) of the zoning ordinance for a building permit to construct a two-story addition onto the rear of an existing single-family detached dwelling at 3132 GRAYLAND AVENUE (Tax Parcel Number W000-1402/042), located in an R-5 (Single-Family Residential District). The side yard (setback) requirement is not met.

Attachments: [Case Plans](#)

[BZA 13-2020](#) An application of Tom Hanrahan for a special exception from Sections 30-300 & 30-800.1 of the zoning ordinance for a building permit to enlarge an existing second floor porch, replace a stair, and construct a first floor deck to a nonconforming two-family detached dwelling at 4206 BROOK ROAD (Tax Parcel Number N000-2346/018), located in an R-5 (Single-Family Residential District). The nonconforming use requirements are not met.

Attachments: [Case Plans](#)

[BZA 14-2020](#) An application of Beverley R Tucker III and Mary Madelyn Trustees C/O Thalhimer for a variance from Sections 30-300, 30-910.1(b)(2) & 30-1040.2(a) of the zoning ordinance for a building permit to renovate an existing restaurant (ice cream parlor) into a new restaurant (coffee shop and café) with hours of operation between 7 a.m. and 11:00 p.m. at 409 LIBBIE AVENUE (Tax Parcel Number W020-0113/003), located in an UB-PO1 (Urban Business – Parking Overlay District). The required parking is not met and the proposed use is not in conformity with the conditions of a previously approved Variance.

Attachments: [Case Plans](#)

[BZA 15-2020](#) An application of Hippodrome Taylor Mansion LLC for a special exception from Sections 30-300 & 30-710.1(a)(26) of the zoning ordinance for a building permit for a restaurant use (954 square feet) at 522 NORTH 2nd STREET (Tax Parcel Number N000-0062/013), located in a B-2 (Community Business District). The off-street parking requirement is 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 108, 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 February 2020 Minutes