



# 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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Wednesday, September 2, 2020

1:00 PM

Electronic Public Hearing

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**AGENDA NO. 1181 FOR AN ELECTRONIC PUBLIC HEARING DUE TO THE STATE OF EMERGENCY THAT EXISTS AS A RESULT OF THE SPREAD OF COVID-19 PURSUANT TO AND IN COMPLIANCE WITH ORDINANCE 2020-093**

[Video Access](#) Video Access  
[September](#)

**Attachments:** [Video Access](#)

#### Call to Order

#### **AGENDA ITEMS**

[BZA 33-2020](#) An application of John and Holly Martin for a special exception from Sections 30-300, 30-408.5(1) & 30-810.1 of the zoning ordinance for a building permit to construct a one-story and a two-story addition to a single-family (detached) dwelling at 5404 MATOAKA ROAD (Tax Parcel Number W020-0187/015), located in an R-4 (Single-Family Residential District). The front yard (setback) and the nonconforming feature requirements are not met.

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

[BZA 34-2020](#) An application of Paul Crenshaw for a special exception from Sections 30-300 & 30-412.4(1) of the zoning ordinance for a lot split and building permit to construct a new single-family detached dwelling at 1104 NORTH 33rd STREET (Tax Parcel Number E000-0803/011), located in an R-6 (Single-Family Attached Residential District). The lot area and lot width requirements are not met.

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

[BZA 35-2020](#) An application of Haley Edward F III and Raycroft Esther F for a special exception from Sections 30-300, 30-412.1 & 30-800.4 of the zoning ordinance for a building permit to re-establish the nonconforming use rights to a commercial use (convenience store) and convert the building to a dwelling unit at 601 CHIMBORAZO BOULEVARD & 3408 EAST LEIGH STREET (Tax Parcel Number E000-0970/012), located in an R-6 (Single-Family Attached Residential District). The proposed use (convenience store) is not permitted as the previous nonconforming use rights have expired.

Attachments: [Case Plans](#)

[BZA 36-2020](#) An application of Willis J W Attn: Bryan Willis for a special exception from Sections 30-300, 30-433.2 & 30-800.4 of the zoning ordinance for a certificate of occupancy for a restaurant with a drive-up use at 2309 WEST BROAD STREET (Tax Parcel Number W000-1048/025), located in an UB (Urban Business) & PO4 (Parking Overlay) District. The proposed use is not permitted as the previous nonconforming use rights have expired.

Attachments: [Case Plans](#)

### Approval of August 2020 Minutes

[Approved](#) Approved September 2, 2020 Minutes  
[Sept. 2020](#)  
[Minutes](#)

Attachments: [Approved BZA Minutes 9.2.20](#)

The public may listen to and/or view (subject to possessing necessary electronic means) the Microsoft Teams electronic meeting and offer comment by calling 804-316-9457 and when prompted entering code 749 419 187#. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2020 drop-down, click meeting details for September 2, 2020 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at [William.Davidson@richmondgov.com](mailto:William.Davidson@richmondgov.com) for assistance. In accordance with Ordinance No. 2020-093, please be advised that an inability to access one of the enumerated public hearing through video means shall not be considered a prerequisite for participating in the subject public hearing. In order to ensure your participation it will be necessary for you to call in at 1 PM and stay on the line until such time as your case is called. Please be advised that the Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, in that order shall be permitted a total of six (6) minutes each to present their case. For this reason the Board respectfully requests that you be as brief as possible in your comments when your case is called by the Chairman to allow other individuals the opportunity to participate. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

The public may offer comments in advance of the scheduled electronic meeting by directing them to the email address listed below and the subject comments will be made available to the Board Members prior to the electronic meeting.

The case plans will be made available on the City's legislative website not later than August 19, 2020:  
<https://richmondva.legistar.com/Calendar.aspx>

Roy W. Benbow, Secretary  
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