



# 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, October 7, 2020

1:00 PM

Electronic Public Hearing

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**AGENDA NO. 1182 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

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

#### Call to Order

#### **AGENDA ITEMS**

[BZA 30-2020](#) (CONTINUED FROM AUGUST 5, 2020 MEETING): An application of Twenty O Ten Grove Ave LLC for a special exception from Sections 30-300, 30-800.1 & 30-800.2 of the zoning ordinance for a building permit to construct a freestanding deck abutting a nonconforming multi-family dwelling at 2010 GROVE AVENUE (Tax Parcel Number W000-0904/024), located in an R-6 (Single-Family Attached Residential District). The nonconforming use requirements are not met.

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

[BZA 36-2020](#) (CONTINUED FROM SEPTEMBER 2, 2020 MEETING): 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](#)

[BZA 37-2020](#) An application of 2314 Jefferson Avenue LLC for a variance from Sections 30-300 & 30-433.2.(21)a of the zoning ordinance for a building permit for a restaurant use with an accessory outdoor dining patio at 2314 JEFFERSON AVENUE (Tax Parcel Number E000-0293/009), located in a UB (Urban Business) & PE-4 (Parking Exempt) District. No deck, patio, terrace or other area outside a completely enclosed building and used for the service or accommodation of patrons shall be situated within 100 feet of any R district.

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

[BZA 38-2020](#) An application of Kees and Vera Davison for a special exception from Sections 30-300, 30-404.5(1) & 30-630.2(a)(2) of the zoning ordinance for a building permit to construct a new single-family (detached) dwelling at 2793 STRATFORD ROAD (Tax Parcel Number C003-0134/029), located in an R-2 (Single-Family Residential District). The front yard (setback) requirement is not met.

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

[BZA 39-2020](#) An application of Kirk Washington for a special exception from Sections 30-300, 30-412.5(1)a & 30-630.1(a)(1) of the zoning ordinance for a building permit to construct a new single-family (detached) dwelling at 1921 5th AVENUE (Tax Parcel Number N000-0508/019), located in an R-6 (Single-Family Attached Residential District). The front yard (setback) requirement is not met.

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

[BZA 40-2020](#) An application of Tim Farrow for a special exception from Sections 30-300, 30-413.6(2)a & 30-413.7 of the zoning ordinance for a building permit to construct an addition on to a single-family attached dwelling at 622 HOLLY STREET (Tax Parcel Number W000-0139/039), located in an R-7 (Single- and Two-Family Urban Residential) District. The side yard (setback) and lot coverage requirements are not met.

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

## Approval of September 2020 Minutes

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 915 316 105#. 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 October 7, 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 September 16, 2020:  
<https://richmondva.legistar.com/Calendar.aspx>

Roy W. Benbow, Secretary  
Phone: (804) 240-2124  
Fax: (804) 646-5789  
E-mail: [Roy.Benbow@richmondgov.com](mailto:Roy.Benbow@richmondgov.com)