



# City of Richmond

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

## Agenda

### Board of Zoning Appeals

---

Wednesday, February 3, 2021

1:00 PM

Electronic Public Hearing

---

**CITY OF RICHMOND BOARD OF ZONING APPEALS  
AGENDA NO. 1186 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 2020-232**

#### Call to Order

#### **AGENDA ITEMS**

[Video Access](#) Video Access  
[- Feb 21](#)

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

[BZA 01-2021](#) (CONTINUED FROM JANUARY 6, 2021 MEETING): An application of CCR II Holdings, LLC 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 1201 IDLEWOOD AVENUE (Tax Parcel Number W000-0437/025), located in an R-6 (Single-Family Attached Residential) District. The lot area and lot width requirements are not met.

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

[BZA 05-2021](#) An application of Nan Sung for a special exception from Sections 30-300 & 30-410.4 of the zoning ordinance for a building permit to construct a new single-family detached dwelling at 1616 ROGERS STREET (Tax Parcel Number E000-1234/013), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met.

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

[BZA 06-2021](#) An application of Jordan Clark for a special exception from Sections 30-300 & 30-410.4 of the zoning ordinance for a lot split and building permit to construct a new single-family detached dwelling at 506 CHEATWOOD AVENUE (Tax Parcel Number N018-0455/019), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met.

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

[BZA 07-2021](#) An application of Michael & Rosana McGann for a special exception from Sections 30-300, 30-412.5(2)b, 30-412.6 & 30-630.9(b) of the zoning ordinance for a building permit to construct a rear two-story addition and alter an existing fence/wall onto a single-family (attached) dwelling at 206 NORTH VINE STREET (Tax Parcel Number W000-0732/019), located in an R-6 (Single-Family Attached Residential) District. The side yard (setback) and lot coverage requirements are not met and the maximum permitted height for a fence is exceeded.

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

[BZA 08-2021](#) An application of Oregon Hill Historic District LLC for a special exception from Sections 30-300 & 30-433.2(8) of the zoning ordinance for a building permit to convert a ground floor commercial space into a dwelling unit at 2319 WEST MAIN STREET (Tax Parcel Number W000-1036/005), located in a UB (Urban Business) District. The commercial frontage requirement is not met.

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

[Approved](#) Approved February 3, 2021 Minutes  
[February 2021](#)  
[Minutes](#)

**Attachments:** [Approved BZA Minutes 2.3.21](#)

## Approval of January 2021 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 171 258 480#. 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 2021 drop-down, click meeting details for February 3, 2021 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. 2020-232, 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 January 20, 2021:  
<https://richmondva.legistar.com/Calendar.aspx>

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