



# 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, March 3, 2021

1:00 PM

Electronic Public Hearing

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**CITY OF RICHMOND BOARD OF ZONING APPEALS**  
**AGENDA NO. 1187 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**

[Video Access](#) Video Access  
[February](#)

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

#### Call to Order

#### **AGENDA ITEMS**

[BZA 09-2021](#) An application of DynQuest Properties 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 3424 CAROLINA AVENUE (Tax Parcel Number N000-1161/001), located in an R-6 (Single-Family Attached Residential) District. The lot area and lot width requirements are not met.

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

[BZA 10-2021](#) An application of Robert Richardson for a special exception from Sections 30-300, 30-412.5(2)b & 30-412.5(2)c of the zoning ordinance for a building permit to construct a rear second-story screened porch onto an existing single-family detached dwelling at 1015 PARK AVENUE. (Tax Parcel Number W000-0459/005), located in an R-6 (Single-Family Attached Residential) District. The side yard (setback) and rear yard (setback) requirements are not met.

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

[BZA 11-2021](#) An application of P E R Investments LLC for a special exception from Sections 30-300, 30-410.5(1) & 30-630.1(a)(1) of the zoning ordinance for a building permit to construct a new single-family detached dwelling at 4413 CORBIN STREET (Tax Parcel Number N018-0402/007), located in an R-5 (Single-Family Residential) District. The front yard (setback) requirement is not met.

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

[BZA 12-2021](#) An application of 1308 ½ W Clay Street, LLC for a special exception from Sections 30-300, 30-413.6(1) & 30-630.2(a)(2) of the zoning ordinance for a building permit to construct a new single-family detached dwelling at 1308 ½ WEST CLAY STREET (Tax Parcel Number N000-0572/026), located in an R-7 (Single-And Two-Family Urban Residential) District. The front yard (setback) requirement is not met.

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

[BZA 13-2021](#) An application of Svetoslav Hadzhiev for a special exception from Sections 30-300 & 30-412.4(1) of the zoning ordinance for a building permit to construct a new single-family detached dwelling at 2110 RICHMOND STREET (Tax Parcel Number E000-0764/003), located in an R-6 (Single-Family Attached Residential) District. The lot area and lot width requirements are not met.

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

[BZA 14-2021](#) An application of Kiwi Realty LLC 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 2314 GORDON AVENUE (Tax Parcel Number S000-0645/005), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met.

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

[BZA 15-2021](#) An application of Oregon Hill Historic LLC for a special exception from Sections 30-300 & 30-800.4 of the zoning ordinance for a building permit to re-establish the nonconforming use rights to office use and convert the building to a two-family dwelling including the sanctioning of a previously constructed addition and proposed addition of exterior rear stairs at 316 WEST LEIGH STREET (Tax Parcel Number N000-0210/039), located in an R-6 (Single-Family Attached Residential) District. The proposed use is not permitted as the previous nonconforming use rights have expired.

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

[Approved  
March 2021  
Minutes](#)

Approved March 3, 2021 Minutes

**Attachments:**      [Approved BZA Minutes 3.3.21](#)

### **Approval of February 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 802 929 136#. 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 March 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 February 17, 2021:  
<https://richmondva.legistar.com/Calendar.aspx>

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