



City of Richmond

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

Agenda

Board of Zoning Appeals

Wednesday, May 5, 2021

1:00 PM

Electronic Public Hearing

**CITY OF RICHMOND BOARD OF ZONING APPEALS
AGENDA NO. 1189 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

Attachments: [Video Access](#)

Call to Order

AGENDA ITEMS

[BZA 21-2021](#) An application of Twenty Three Hundred 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 an accessory structure to an existing nonconforming multi-family building at 2218 EAST GRACE STREET (Tax Parcel Number E000-0259/010), located in an R-6 (Single-Family Attached Residential) District. The nonconforming use requirements are not met.

Attachments: [Case Plans](#)

[BZA 22-2021](#) An application of Site Works, Inc for a special exception from Sections 30-300 & 30-433.2(8) of the zoning ordinance for a building permit to construct an addition and convert an existing print shop into a single-family detached dwelling at 2 NORTH BRUNSWICK STREET (Tax Parcel Number W000-0451/040), located in an UB-PO3 (Urban Business - Main Street/Uptown Parking Overlay) District. The proposed use is not permitted as the commercial frontage requirement is not met.

Attachments: [Case Plans](#)

[BZA 23-2021](#) An application of Jennifer Nedeff for a special exception from Sections 30-300, 30-404.5(1) & 30-1220.138 of the zoning ordinance for a building permit to construct an accessory structure to an existing single-family detached dwelling at 8075 ARLINGTON DRIVE (Tax Parcel Number C004-0165/002), located in an R-2 (Single-Family Residential) District. Accessory buildings and structures are not permitted in the front yard, as established by the main building.

Attachments: [Case Plans](#)

[BZA 24-2021](#) An application of Stanley B. and Jessica A. Czajkowski for a special exception from Sections 30-300, 30-408.5(1) & 30-810.1 of the zoning ordinance for a building permit to demolish an existing first floor covered open porch and construct a two-story addition to a single-family detached dwelling at 511 ST CHRISTOPHERS ROAD (Tax Parcel Number W021-0305/006), located in an R-4 (Single-Family Residential) District. The front yard (setback) and nonconforming feature requirements are not met.

Attachments: [Case Plans](#)

[BZA 25-2021](#) An application of Rosalyn C. Braxton for a special exception from Sections 30-300 & 30-412.4 of the zoning ordinance for a building permit to construct a new single-family detached dwelling at 1712 4th AVENUE (Tax Parcel Number N000-0419/002), located in an R-6 (Single-Family Attached Residential) District. The lot area and lot width requirements are not met.

Attachments: [Case Plans](#)

[BZA 26-2021](#) An application of Percussion and Construction 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 1718 NORTH 29th STREET (Tax Parcel Number E000-0951/022), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met.

Attachments: [Case Plans](#)

[BZA 27-2021](#) An application of K C Enterprises of VA LLC for a special exception from Sections 30-300 & 30-412.4(1) of the zoning ordinance for a lot split and building permits to construct two new single-family detached dwellings at 3015 GARLAND AVENUE (Tax Parcel Number N000-0974/031), located in an R-6 (Single-Family Attached Residential) District. The lot area and lot width requirements are not met.

Attachments: [Case Plans](#)

[BZA 28-2021](#) An application of KDZ 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 5308 PARKER STREET (Tax Parcel Number E010-0139/007), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met.

Attachments: [Case Plans](#)

[BZA 29-2021](#) An application of Ronald Nixon for a special exception from Sections 30-300 & 30-433.2(8) of the zoning ordinance for a building permit to convert two (2) existing first floor commercial spaces into two (2) dwelling units at 1322 & 1324 WEST MAIN STREET (Tax Parcel Number W000-0451/022), located in an UB-PO3 (Urban Business - Main Street/Uptown Parking Overlay) District. The proposed use is not permitted as the commercial frontage requirement is not met.

Attachments: [Case Plans](#)

[BZA 30-2021](#) An application of Danielle Antonacci 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 508 ARNOLD AVENUE (Tax Parcel Number N000-1147/020), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met.

Attachments: [Case Plans](#)

Approval of April 2021 Minutes

[Video of May 2021 Meeting](#) Video of May 5, 2021 Meeting

Attachments: [MAY BZA HEARING-Meeting Recording](#)

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 741 815 968#. 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 May 5, 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 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 April 14, 2021:
<https://richmondva.legistar.com/Calendar.aspx>

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