



# 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, June 2, 2021

1:00 PM

Electronic Public Hearing

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#### CITY OF RICHMOND BOARD OF ZONING APPEALS

#### AGENDA NO. 1190 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 25-2021](#) (CONTINUED FROM MAY 5, 2021 MEETING): 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, 6th District), located in an R-6 (Single-Family Attached Residential) District. The lot area and lot width requirements are not met.

Attachments: [Case Plans](#)

[BZA 27-2021](#) (CONTINUED FROM MAY 5, 2021 MEETING): 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, 3rd District), located in an R-6 (Single-Family Attached Residential) District. The lot area and lot width requirements are not met.

Attachments: [Case Plans](#)

[BZA 31-2021](#) An application of CCR3 Holdings LLC for a special exception from Sections 30-300 & 30-412.4(2)b of the zoning ordinance for a lot split and building permit to construct a new single-family attached dwelling at 107 NORTH NANSEMOND STREET (Tax Parcel Number W000-1599/045, 1st District), located in an R-6 (Single-Family Attached Residential) District. The lot area requirement is not met.

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

[BZA 32-2021](#) An application of Shannon Harton for a special exception from Sections 30-300, 30-410.5(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 3351 CORLEY HOME DRIVE (Tax Parcel Number C001-1230/044, 4th District), located in an R-5 (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 33-2021](#) An application of Lewis W Combs III for a special exception from Sections 30-300 & 30-800.2(b) of the zoning ordinance for a lot split to reduce the lot area of an existing nonconforming two-family detached dwelling and a building permit to construct a new single-family detached dwelling on the newly created lot at 1022 WEST 48th STREET (Tax Parcel Number S006-0371/005, 4th District), located in an R-5 (Single-Family Residential) District. The nonconforming use requirements are not met.

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

[BZA 34-2021](#) An application of Historic Richmond Renovations, LLC for a variance 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 2620 Q STREET (Tax Parcel Number E000-0520/009, 7th District), located in an R-6 (Single-Family Attached Residential) District. The front yard (setback) requirement is not met.

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

[BZA 35-2021](#) An application of Cava Capital LLC for a special exception from Sections 30-300 & 30-1040.2(a) of the zoning ordinance for building permits to construct two new single-family detached dwellings at 1725 & 1727 NORTH 28th STREET (Tax Parcel Numbers E000-0951/062 & 077, 7th District), located in an R-5 (Single-Family Residential) District. The plans are not in compliance with the previous approval (BZA 14-2019).

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

[BZA 36-2021](#) An application of SEVENTH CORNER, LLC for a special exception from Sections 30-300 & 30-446.2(12) of the zoning ordinance for a building permit to construct a new five-story mixed-use building at 15 WEST 7th STREET (Tax Parcel Number S000-0056/023, 6th District), located in a B-7 (Mixed-Use Business) District. The commercial frontage requirement is not met.

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

### Approval of May 2021 Minutes

[Video of June 2021 Meeting](#) Video of June 2, 2021 Meeting

**Attachments:** [JUNE 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 392 755 966#. 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 June 2, 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 May 14, 2021:  
<https://richmondva.legistar.com/Calendar.aspx>

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