



# City of Richmond

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

## Agenda

### Board of Zoning Appeals

---

Wednesday, July 7, 2021

1:00 PM

Electronic Public Hearing

---

**CITY OF RICHMOND BOARD OF ZONING APPEALS  
AGENDA NO. 1191 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 37-2021](#) An application of James Catts 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 an accessory building and an addition to a single-family detached dwelling at 3910 BROOK ROAD (Tax Parcel Number N000-2043/008, 3rd District), located in an R-5 (Single-Family Residential) District. The front yard (setback) requirement is not met.

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

[BZA 38-2021](#) An application of Urban Grounds Consulting, LLC 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 616 NORTH 37th STREET (Tax Parcel Number E000-1283/015, 7th District), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met.

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

[BZA 39-2021](#) An application of JPL Richmond Realty LLC 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 3403 & 3405 LAWSON STREET (Tax Parcel Numbers S000-2455/009 & 010, 5th District), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met.

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

[BZA 40-2021](#) An application of Viaco LLC 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 2212 4th AVENUE (Tax Parcel Number N000-0561/015, 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 41-2021](#) An application of FOREMMA LLC for a special exception from Sections 30-300, 30-412.1, 30-412.2(2), 30-412.2(2)c & 30-800.4 of the zoning ordinance for a building permit to re-establish the nonconforming use rights to a commercial use (office and violin repair shop), convert the building to a dwelling unit, and reconsolidate the lots to their original configuration as a single property at 14 NORTH AUBURN AVENUE & 3201 FLOYD AVENUE (Tax Parcel Numbers W000-1456/012 & 013, 1st District), located in an R-6 (Single-Family Attached Residential) District. The proposed use (office and violin repair shop) is not permitted as the previous nonconforming use rights have expired.

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

### Approval of June 2021 Minutes

[Video of July 2021 Meeting](#) Video of July 7, 2021 Meeting

**Attachments:** [JULY 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 870 566 969#. 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 July 7, 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 June 14, 2021:  
<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)