



City of Richmond

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

Agenda

Board of Zoning Appeals

Wednesday, September 1, 2021

1:00 PM

Electronic Public Hearing

**CITY OF RICHMOND BOARD OF ZONING APPEALS
AGENDA NO. 1193 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 2021-181**

[Video Access](#) Video Access

Attachments: [Video Access](#)

Call to Order

AGENDA ITEMS

[BZA 45-2021](#) An application of Weimans Bakery LLC for a variance from Sections 30-300 & 30-457.2(7) of the zoning ordinance for a building permit to construct a new twelve-story mixed-use building at 127 NORTH 17th STREET (Tax Parcel Number E000-0130/044, 7th District), located in a TOD-1 (Transit-Oriented Nodal) District. The commercial frontage requirement is not met.

Attachments: [Case Plans](#)

[BZA 46-2021](#) An application of Watney Ventures LLC for a special exception from Sections 30-300 & 30-419.6(1) of the zoning ordinance for a building permit to construct a two-family detached dwelling at 524 NORTH 21st STREET (Tax Parcel Number E000-0252/022, 7th District), located in an R-63 (Multi-Family Urban Residential) District. The front yard (setback) requirement is not met.

Attachments: [Case Plans](#)

[BZA 47-2021](#) An application of Eric and Sarah DeBoer for a special exception from Sections 30-300 & 30-413.15(2)a of the zoning ordinance for a building permit to construct a rear addition (sunroom) and exterior stairs to a rooftop deck on an existing single-family detached dwelling at 507 NORTH 27th STREET (Tax Parcel Number E000-0481/023, 7th District), located in an R-8 (Urban Residential) District. The side yard (setback) requirement is not met.

Attachments: [Case Plans](#)

[BZA 48-2021](#) An application of Robert P. and Allison J. Whittemor for a special exception from Sections 30-300, 30-402.5(1) and 30-630.1(c) of the zoning ordinance for a building permit to construct an addition on an existing single-family detached dwelling at 211 OLD ORCHARD LANE (Tax Parcel Number W022-0133/012, 1st District), located in an R-1 (Single-Family Residential) District. The front yard (setback) requirement is not met.

Attachments: [Case Plans](#)

Approval of August 2021 Minutes

[Video -
September
2021 Meeting](#) Video of September 1, 2021 Meeting

Attachments: [SEPTEMBER 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 442 165 267#. 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 September 1, 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. 2021-181, 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 August 11, 2021:
<https://richmondva.legistar.com/Calendar.aspx>

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