



# 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, November 3, 2021

1:00 PM

Electronic Public Hearing

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**CITY OF RICHMOND BOARD OF ZONING APPEALS  
AGENDA NO. 1195 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**

[Nov 21 Video Access](#)  
[Access](#)

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

#### Call to Order

#### **AGENDA ITEMS**

[BZA 52-2021](#) An application of Ritsu & Helen Kuno for a special exception from Sections 30-300, 30-412.5(1)a, 30-630.1(a)(1) & 30-630.9(b) of the zoning ordinance for a building permit to construct an accessory structure (garage) and fence onto a single-family (detached) dwelling at 3300 HANOVER AVENUE (Tax Parcel Number W000-1515/024, 1st District), located in an R-6 (Single-Family Attached Residential) District. The front yard (setback) requirement is not met and the maximum permitted height for a fence/wall is exceeded.

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

[BZA 53-2021](#) An application of Urban Development Associates, LLC for a special exception from Sections 30-300, 30-413.15(1)b & 30-630.1(a)(1) of the zoning ordinance for a building permit to construct a new two-family detached dwelling at 1501 PORTER STREET (Tax Parcel Number S000-0201/013, 6th District), located in an R-8 (Urban Residential) District. The front yard (setback) requirement is not met.

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

[BZA 54-2021](#) An application of TJC, LLC for a special exception from Sections 30-300 & 30-800.4 of the zoning ordinance for a building permit to renovate an existing building (vacant) for use as a single-family dwelling at 2922 P STREET (Tax Parcel Number E000-0569/020, 7th District), located in a B-2 (Community Business) District. The proposed use is not permitted as the previous nonconforming use rights have expired.

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

[BZA 55-2021](#) An application of Lottie F. Wade for a special exception from Sections 30-300 & 30-412.4(1) of the zoning ordinance for building permits to construct two (2) new single-family detached dwellings at 3112 GARLAND AVENUE (Tax Parcel Number N000-1038/007, 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 56-2021](#) An application of Ponce Properties, LLC and Zip Solutions, LLC for a special exception from Sections 30-300 & 30-412.4(1) of the zoning ordinance for building permits to construct two (2) new single-family detached dwellings at 3500 & 3502 CAROLINA AVENUE (Tax Parcel Numbers N000-1164/012 & 027, 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 57-2021](#) An application of Jennings Family Investments, 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 1720 NORTH 20th STREET (Tax Parcel Number E000-0934/011, 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 58-2021](#) An application of Pierce Management, LLC for a special exception from Sections 30-300 & 30-413.5(1) of the zoning ordinance for a lot split and building permit to construct a new single-family detached dwelling at 210 EAST 18th STREET (Tax Parcel Number S000-0235/025, 8th District), located in an R-7 (Single- and Two-Family Urban Residential) District. The lot area and lot width requirements are not met.

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

## Approval of October 2021 Minutes

[Video of November 3, 2021 Meeting](#)

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

[Approved November 3, 2021 Minutes](#)

**Attachments:** [Approved BZA Minutes 11.3.21](#)

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 394 283 349#. 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 November 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. 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 October 13, 2021:  
<https://richmondva.legistar.com/Calendar.aspx>

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