



City of Richmond

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

Agenda

Board of Zoning Appeals

Wednesday, May 4, 2022

1:00 PM

5th Floor Conference Room

AGENDA NO. 1200

[Video Access](#) Video Access
[- May 22](#)

Attachments: [Video Access](#)

Call to Order

AGENDA ITEMS

[BZA 10-2022](#) An application of Rabieh Danil, Assaad Danil & Ossama Danil for a variance from Sections 30-300, 30-412.5(1)b & 30-620.1(c) of the zoning ordinance for a building permit to construct a new single-family (detached) dwelling at 2607 Q STREET (Tax Parcel Number E000-0475/004, 7th District), located in an R-6 (Single-Family Attached Residential) District. The side yard (setback) requirement is not met.

Attachments: [Case Plans](#)

[BZA 11-2022](#) An application of 3319 Maryland Ave Integrity Business Trust for a special exception from Sections 30-300 & 30-412.4(1) of the zoning ordinance for a lot split and building permit to construct a new single-family (detached) dwelling at 3319 MARYLAND AVENUE (Tax Parcel Number N000-1159/019, 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 12-2022](#) An application of Charles Benjamin Manning 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 2716 FENDALL AVENUE (Tax Parcel Number N000-0697/002, 3rd District), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met.

Attachments: [Case Plans](#)

[BZA 13-2022](#) An application of Affordable American Dream 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 3115 MIDLOTHIAN TURNPIKE (Tax Parcel Number S000-1590/012, 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 14-2022](#) An application of Tennessee Designs LLC for a special exception from Sections 30-300 & 30-410.4 of the zoning ordinance for a lot split and building permits to construct two new single-family (detached) dwellings at 3006 & 3008 LAWSON STREET (Tax Parcel Number S000-1473/004 & 003, 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 15-2022](#) An application of Bower Ventures LLC for a special exception from
[\(CONTINUED\)](#) 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 1505 NORTH 19th STREET (Tax Parcel Number E000-0934/026, 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 16-2022](#) An application of L H S Properties LLC for a special exception from Sections 30-300 & 30-800.4 of the zoning ordinance for a Certificate of Zoning Compliance to re-establish the nonconforming use rights to a warehouse use at 2102 BAINBRIDGE STREET (Tax Parcel Number S000-0412/005, 5th District), located in an R-7 (Single- and Two-Family Urban Residential) District. The proposed warehouse use is not permitted as the previous nonconforming use rights have expired.

Attachments: [Case Plans](#)

[Approved May](#) Approved May 4, 2022 Minutes
[2022 Minutes](#)

Attachments: [Approved BZA Minutes 5.4.22](#)

[Video of May](#) Video of May 4, 2022 Meeting
[2022 Meeting](#)

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

Approval of April 2022 Minutes