



# 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, August 3, 2022

1:00 PM

5th Floor Conference Room

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#### AGENDA NO. 1203

[Video Access](#) Video Access

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

#### Call to Order

#### **AGENDA ITEMS**

[BZA 28-2022](#) An application of Stephen and Elizabeth Dragone for a special exception from Sections 30-300, 30-408.5(1) & 30-630.1(a)(1) of the zoning ordinance for a building permit to construct a one-story detached garage accessory to a single-family (detached) dwelling at 601 ST CHRISTOPHERS ROAD (Tax Parcel Number W021-0281/001, 1st District), located in an R-4 (Single-Family Residential) District. The front yard (setback) requirement is not met.

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

[BZA 29-2022](#) An application of R Street Properties LLC Attn: Fred A. Dixon 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 3418 R STREET (Tax Parcel Number E000-1273/045, 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 30-2022](#) An application of S & M General Contractor Inc. for a special exception from Sections 30-300, 30-410.5(1), 30-410.6 & 30-630.2(a)(1) of the zoning ordinance for a building permit to construct a new single-family (detached) dwelling at 3402 P STREET (Tax Parcel Number E000-0964/025, 7th District), located in an R-5 (Single-Family Residential) District. The front yard (setback) and lot coverage requirements are not met.

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

[BZA 31-2022](#) An application of John W & Meta R Braymer & Daniel B & Meredith B Hurt for a special exception from Sections 30-300, 30-402.5(1) & 30-630.1(a) (1) of the zoning ordinance for a building permit to construct an addition to an existing single-family (detached) dwelling at 4208 SULGRAVE ROAD (Tax Parcel Number W022-0266/011, 1st District), located in an R-1 (Single-Family Residential) District. The front yard (setback) requirement is not met.

**Attachments:**      [Case Plans](#)

### Approval of July 2022 Minutes

This meeting will be open to in-person participation. To maximize compliance with public health guidance aimed at preventing the spread of COVID-19, the public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email. 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 659 887 955#. 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 2022 drop-down, click meeting details for August 3, 2022 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 [Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov) for assistance. In order to ensure your Microsoft teams participation it will be necessary for you to access the meeting as described above at 1 PM and stay connected 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 per group 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 public 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 July 20, 2022:  
<https://richmondva.legistar.com/Calendar.aspx>

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