



# 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, June 7, 2023

1:00 PM

5th Floor Conference Room

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#### AGENDA NO. 1213

[Video Access](#) Video Access

Attachments: [Video Access](#)

#### Call to Order

#### AGENDA ITEMS

[BZA 10-2023](#) (CONTINUED FROM MAY 3, 2023 MEETING): An application of Canvas Development 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 two new single-family (detached) dwellings at 3323 ROSEWOOD AVENUE (Tax Parcel Number W000-1505/005, 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 13-2023](#) An application of the City of Richmond Department of Public Works for a special exception from Sections 30-300, 30-402.1(2) & 30-408.1 of the zoning ordinance for a building permit to construct a fire safety training facility at 3000 EAST BELT BOULEVARD (Tax Parcel Number C009-0612/020, 8th District), located in an R-4 (Single-Family Residential) District. The proposed use is not permitted.

Attachments: [Case Plans](#)

[BZA 14-2023](#) An application of Andrew and Erin Lyon for a special exception from Sections 30-300, 30-412.2 & 30-694.1(2) of the zoning ordinance for a building permit to construct an accessory building (8' x 12') for use as a home occupation (office for clinical social worker) at 2514 EAST FRANKLIN STREET (Tax Parcel Number E000-0387/019, 7th District), located in an R-6 (Single-Family Attached Residential) District. The proposed home occupation is not permitted within the accessory building.

Attachments: [Case Plans](#)

[BZA 15-2023](#) An application of Shanon Turner for a variance from Sections 30-300 & 30.412.5(1)(a) of the zoning ordinance for a building permit to construct a new single-family (detached) dwelling at 51 WEST 27th STREET (Tax Parcel Number S000-0793/022, 5th District), located in an R-6 (Single-Family Attached Residential) District. The front yard (setback) requirement is not met.

Attachments: [Case Plans](#)

[BZA 16-2023](#) An application of Capital City Property Management LLC 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 2011 3rd AVENUE (Tax Parcel Number N000-0505/016, 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 17-2023](#) An application of Daniel and Megan Hicks for a special exception from Sections 30-300 & 30-419.6(2) of the zoning ordinance for a building permit to construct a two-story rear addition to a single-family (detached) dwelling at 516 NORTH 26th STREET (Tax Parcel Number E000-0383/003, 7th District), located in an R-63 (Multi-Family Urban Residential) District. The side yard (setback) requirement is not met.

Attachments: [Case Plans](#)

[BZA 18-2023](#) An application of Shirley and Leroy Hall for a special exception from Sections 30-300 & 30-416.2(3)c of the zoning ordinance for a building permit for interior renovations to create a dwelling unit in an existing two-story accessory building at 1822 WEST GRACE STREET (Tax Parcel Number W000-0821/039, 2nd District), located in an R-48 (Multi-Family Residential) District. The lot area requirement is not met.

Attachments: [Case Plans](#)

## Approval of May 2023 Minutes

This meeting will be open to in-person participation with a virtual option. 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 656 471 671#. 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 2023 drop-down, click meeting details for June 7, 2023 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 May 24, 2023:  
<https://richmondva.legistar.com/Calendar.aspx>

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