



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

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 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](#) n 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](#)

[BZA 17-2022](#) An application of 3012 Park Avenue LLC for a variance from Sections 30-300 & 30-419.10(3) of the zoning ordinance for a building permit to construct a new multi-family dwelling at 3828 GOVERNMENT ROAD (Tax Parcel Number E000-1420/008, 7th District), located in an R-63 (Multi-Family Urban Residential) District. The building (story) height requirement is not met.

Attachments: [Case Plans](#)

Approval of April 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 196 907 623#. 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 May 4, 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 William.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 April 20, 2022:
<https://richmondva.legistar.com/Calendar.aspx>

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