



# City of Richmond

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

## Agenda

### Board of Zoning Appeals

---

Wednesday, October 2, 2024

1:00 PM

5th Floor Conference Room

---

#### AGENDA NO. 1229

[Video Access](#) Video Access

Attachments: [Video Access](#)

#### Call to Order

#### AGENDA ITEMS

[BZA 30-2024](#) An application of Belle4316 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 3315 DECATUR STREET (Tax Parcel Number S000-2282/015), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met. (8th District)

Attachments: [Case Plans](#)

[BZA 31-2024](#) An application of Oregon Hill Historic LLC for a special exception from Sections 30-300 & 30-433.2(8) of the zoning ordinance for a building permit to convert an existing first floor commercial space into two dwelling units at 2317 WEST MAIN STREET (Tax Parcel Number W000-1036/006), located in a UB (Urban Business) District. The proposed use is not permitted as the commercial frontage requirement is not met. (5th District)

Attachments: [Case Plans](#)

[BZA 32-2024](#) An application of 2501 Grayland Purchaser LLC for a special exception from Sections 30-300 & 30-444.4(1)a of the zoning ordinance for a building permit to construct a new four-story mixed-use building at 2501 GRAYLAND AVENUE (Tax Parcel Number W000-1113/001), located in a B-6 (Mixed-Use Business) District. The front yard (setback) requirement is not met. (5th District)

Attachments: [Case Plans](#)

[BZA 33-2024](#) An application of SHIPLOCK LLC for a special exception from Sections 30-300 & 30-442.4(1)a of the zoning ordinance for building permits to construct five new single-family (attached) dwellings at 2719, 2721, 2723, 2725 & 2727 EAST CARY STREET (Tax Parcel Numbers E000-0443/003, E000-0443/004, E000-0443/005, E000-0443/006 & E000-0443/007), located in a B-5 (Central Business) District. The front yard (setback) requirement is not met. (7th District)

Attachments: [Case Plans](#)

### Approval of September 2024 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 445 955 539#. 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 2024 drop-down, click meeting details for October 2, 2024 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 September 18, 2024:  
<https://richmondva.legistar.com/Calendar.aspx>

Roy W. Benbow, Secretary  
Phone: (804) 240-2124  
E-mail: [Roy.Benbow@rva.gov](mailto:Roy.Benbow@rva.gov)