



City of Richmond

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

Agenda

Board of Zoning Appeals

Wednesday, February 5, 2025

1:00 PM

5th Floor Conference Room

AGENDA NO. 1233

[Video Access](#) Video Access

Attachments: [Video Access](#)

Call to Order

AGENDA ITEMS

[BZA 01-2025](#) An application of 2215 Marshall LLC for a special exception from Sections 30-300, 30-413.15(1)b & 2(a) of the zoning ordinance for a building permit to enclose a second story porch on an existing two-family (detached) dwelling at 323 NORTH 36th STREET (Tax Parcel Number E000-1288/035), located in an R-8 (Urban Residential) District. The front and side yard (setback) requirements are not met. (7th District)

Attachments: [Case Plans](#)

[BZA 02-2025](#) An application of Nuwave Development LLC for a special exception from Sections 30-300 & 30-412.4(1) of the zoning ordinance for a lot split and building permits to construct two new single-family (detached) dwellings at 2202 3rd AVENUE (Tax Parcel Number N000-0559/007), located in an R-6 (Single-Family Attached Residential) District. The lot area and lot width requirements are not met. (6th District)

Attachments: [Case Plans](#)

[BZA 03-2025](#) An application of Nolan Properties 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 5306 BLUE RIDGE AVENUE (Tax Parcel Number E010-0140/004), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met. (7th District)

Attachments: [Case Plans](#)

[BZA 04-2025](#) An application of Muriel Johnson Murray Trust TRS for a special exception from Sections 30-300 & 30-412.5(2)b of the zoning ordinance for a building permit to construct a second floor addition with a first floor screened porch to an existing single-family (attached) dwelling at 2325 HANOVER AVENUE (Tax Parcel Number W000-1040/003), located in an R-6 (Single-Family Attached Residential) District. The side yard (setback) requirement is not met. (2nd District)

Attachments: [Case Plans](#)

[BZA 05-2025](#) An application of St. Christophers School Foundation & St. Christophers School for a variance from Sections 30-300, 30-408.5(1) & 30-630.9(b) of the zoning ordinance for a building permit to construct a new fence and retaining wall accessory to an existing school at 103 & 105 PEPPER AVENUE (Tax Parcel Number W021-0303/005 & 004), located in an R-4 (Single-Family Residential) District. The maximum permitted fence and wall height located in a required front yard is exceeded. (1st District)

Attachments: [Case Plans](#)

[BZA 06-2025](#) An application of Kristopher Burton 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 1501 NATIONAL STREET (Tax Parcel Number E000-2814/001), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met. (7th District)

Attachments: [Case Plans](#)

[BZA 07-2025](#) An application of Joy Moretti and Robert Neighbors for a special exception from Sections 30-300, 30-406.5(1) & 30-1220.138 of the zoning ordinance for a building permit to construct an inground pool accessory to a new single-family (detached) dwelling at 4612 RIVERSIDE DRIVE (Tax Parcel Number S000-2492/016), located in an R-3 (Single-Family Residential) District. Accessory structures are not permitted in the front yard. (4th District)

Attachments: [Case Plans](#)

[BZA 08-2025](#) An application of James River Development Authority 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 2121 5th AVENUE (Tax Parcel Number N000-0564/020), located in an R-6 (Single-Family Attached Residential) District. The lot area and lot width requirements are not met. (6th District)

Attachments: [Case Plans](#)

Approval of December 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 668 581 620#. 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 2025 drop-down, click meeting details for February 5, 2025 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 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 January 22, 2025:
<https://richmondva.legistar.com/Calendar.aspx>

Roy W. Benbow, Secretary
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