



City of Richmond

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

Agenda

Board of Zoning Appeals

Wednesday, September 3, 2025

1:00 PM

5th Floor Conference Room

AGENDA NO. 1240

[Video Access](#) Video Access

Attachments: [Video Access](#)

Call to Order

AGENDA ITEMS

[BZA 26-2025](#) (CONTINUED FROM JULY 2, 2025 MEETING): An application of Joseph Sanderson and Mary Katherine Hamilton 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 1407 AVONDALE AVENUE (Tax Parcel Number N000-1821/012), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met. (3rd District)

Attachments: [Case Plans](#)

[BZA 31-2025](#) An application of Peter Harlan for a special exception from Sections 30-300, 30-413.15(2)a & 30-413.15(4) of the zoning ordinance for a building permit to construct a second-story addition to an existing detached garage accessory to an existing single-family (detached) dwelling at 2205 EAST BROAD STREET (Tax Parcel Number E000-0259/003), located in an R-8 (Urban Residential) District. The side and rear yard (setback) requirements are not met. (7th District)

Attachments: [Case Plans](#)

[BZA 32-2025](#) An application of Jamison Donald R Living 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 3144 ELLWOOD AVENUE (Tax Parcel Number W000-1407/058), located in an R-6 (Single-Family Attached Residential) District. The lot area and lot width requirements are not met. (1st District)

Attachments: [Case Plans](#)

[BZA 33-2025](#) An application of City of Richmond Department of Parks and Recreation for a special exception from Sections 30-300, 30-660.1, 30-680.1(d), 30-1220.1 & 30-1220.138 of the zoning ordinance for a building permit to construct a new community center (TB Smith) at 2009 RUFFIN ROAD (Tax Parcel Number S008-0601/007), located in an R-4 (Single-Family Residential) District. Facilities for the deposit and collection of trash or refuse and accessory structures are not permitted in the front yard. (8th District)

Attachments: [Case Plans](#)

Approval of August 2025 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 891 378 658#. 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 September 3, 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 August 20, 2025:
<https://richmondva.legistar.com/Calendar.aspx>

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