



# 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, April 1, 2026

1:00 PM

5th Floor Conference Room

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#### AGENDA NO. 1247

[Video Access](#) Video Access

Attachments: [Video Access](#)

#### Call to Order

#### AGENDA ITEMS

[BZA 06-2026](#) An application of Mi Suk & Ro Ha Park for a special exception from Sections 30-300, 30-800.4 & 30-800.6(a) of the zoning ordinance for a building permit to re-establish nonconforming use rights to a retail use (1st floor) and convert the building to a two-family (detached) dwelling at 2800 NORTH AVENUE (Tax Parcel Number N000-0783/014), located in an R-6 (Single-Family Attached Residential) District. The proposed use is not permitted as the previous nonconforming use rights have expired. (3rd District)

Attachments: [Case Plans](#)

[BZA 07-2026](#) An application of Christopher C. Moseley for a variance from Sections 30-300 & 30-438.3(4) of the zoning ordinance for a building permit to convert a commercial use to a multi-family dwelling (15 units) at 1900-1902 HULL STREET (Tax Parcel Number S000-0294/010), located in a B-3 (General Business) District. The side yard (setback) requirement is not met. (8th District)

Attachments: [Case Plans](#)

[BZA 08-2026](#) An application of Trek 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 1722 NORTH 20th STREET (Tax Parcel Number E000-0934/009), 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 09-2026](#) An application of Trek 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 3709 LAWSON STREET (Tax Parcel Number S004-2906/028), located in an R-5 (Single-Family Residential) District. The lot area and lot width requirements are not met. (5th District)

**Attachments:** [Case Plans](#)

[BZA 10-2026](#) An application of David Morrison & Claire Accardo for a special exception from Sections 30-300, 30-416.5(1), 30-416.5(2)(a) & 30-630.1(a) of the zoning ordinance for a building permit to construct an accessory structure (carport) to an existing two-family (detached) dwelling at 101 NORTH ARTHUR ASHE BOULEVARD (Tax Parcel Number W000-1203/019), located in an R-48 (Multifamily Residential) District. The front yard and side yard (setback) requirements are not met. (2nd District)

**Attachments:** [Case Plans](#)

[BZA 11-2026](#) An application of Robert and Ingrid Van Orden for a special exception from Sections 30-300, 30-408.5(2) & 30-630.1(a) of the zoning ordinance for a building permit to construct an addition to an existing single-family (detached) dwelling at 5508 TODDSBURY ROAD (Tax Parcel Number W020-0131/010), located in an R-4 (Single-Family Residential) District. The side yard and street side yard (setback) requirements are not met. (1st District)

**Attachments:** [Case Plans](#)

## Approval of February 2026 & March 2026 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 213 764 182#. 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 2026 drop-down, click meeting details for April 1, 2026 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 March 18, 2026:  
<https://richmondva.legistar.com/Calendar.aspx>

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