



City of Richmond

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

Agenda

Board of Zoning Appeals

Wednesday, May 6, 2026

1:00 PM

5th Floor Conference Room

AGENDA NO. 1248

[Video Access](#) Video Access

Attachments: [Video Access](#)

Call to Order

AGENDA ITEMS

[BZA 11-2026](#) (CONTINUED FROM APRIL 1, 2026 MEETING): 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](#)

[BZA 12-2026](#) An application of Noah & Casey Freeman for a special exception from Sections 30-300 & 30-410.6 of the zoning ordinance for a certificate of zoning compliance to construct a one-story detached structure accessory to an existing single-family (detached) dwelling at 1603 OAKWOOD AVENUE (Tax Parcel Number E000-1542/009), located in an R-5 (Single-Family Residential) District. The lot coverage requirement is not met. (7th District)

Attachments: [Case Plans](#)

[BZA 13-2026](#) An application of Rent RVA Now 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 1910 RAWLINGS STREET (Tax Parcel Number E011-0145/025), 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 14-2026](#) An application of Richmond Redevelopment and Housing Authority for a special exception from Sections 30-300, 30-413.6(1) & 30-630.1(a)(1) of the zoning ordinance for a building permit to construct a new single-family (attached) dwelling at 1100 DECATUR STREET (Tax Parcel Number S000-0115/016), located in an R-7 (Single- And Two-Family Urban Residential) District. The front yard (setback) requirement is not met. (6th District)

Attachments: [Case Plans](#)

[BZA 15-2026](#) An application of MFA Associates, LLC for a special exception from Sections 30-300 & 30-800.4 of the zoning ordinance for a building permit to re-establish the nonconforming use rights to a restaurant use (1st floor and basement) and two dwelling units (2nd floor) at 3318 SEMMES AVENUE (Tax Parcel Number S000-1598/001), located in an R-6 (Single-Family Attached Residential) District. The proposed use is not permitted as the previous nonconforming use rights have expired. (5th District)

Attachments: [Case Plans](#)

Approval of April 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 335 778 747#. 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 May 6, 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 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 22, 2026:
<https://richmondva.legistar.com/Calendar.aspx>

Roy W. Benbow, Secretary
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