



City of Richmond

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

Agenda

Board of Zoning Appeals

Wednesday, September 2, 2026

1:00 PM

5th Floor Conference Room

AGENDA NO. 1252

[Video Access](#) Video Access

Attachments: [Video Access](#)

Call to Order

AGENDA ITEMS

[BZA 28-2026](#) An application of Imperial Building LLC for a special exception from Sections 30-300 & 30-440.1(12) of the zoning ordinance for a building permit to convert an existing first floor commercial space into two (2) dwelling units at 422 EAST FRANKLIN STREET (Tax Parcel Number W000-0024/010), located in a B-4 (Central Business) District. The proposed dwelling use is not permitted as the building fronts on a street designated as priority street frontage. (6th District)

Attachments: [BZA 28-2026 - Case Packet](#)

[BZA 29-2026](#) An application of Richmond Cash Offer LLC for a special exception from Sections 30-300, 30-412.5(1)b & 30-620.1(c) of the zoning ordinance for a building permit to construct a two-story addition to an existing single-family (detached) dwelling at 3112 P STREET (Tax Parcel Number E000-0723/022), located in an R-6 (Single-Family Attached Residential) District. The side yard (setback) requirement is not met. (7th District)

Attachments: [BZA 29-2026 - Case Packet](#)

[BZA 30-2026](#)
[\(WITHDRAWN\)](#) An application of Gray Ramsey and Tyler Sherwin for a special exception from Sections 30-300 & 30-410.6 of the zoning ordinance for a building permit to construct a two-story addition to an existing single-family (detached) dwelling at 376 LEXINGTON ROAD (Tax Parcel Number W020-0137/038), located in an R-5 (Single-Family Residential) District. The lot coverage requirement is not met. (1st District)

Attachments: [BZA 30-2026 - Case Packet](#)

Approval of August 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 314 879 924#. 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 September 2, 2026 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. Frank Hopkins at 804-965-4869 or by email at Frank.Hopkins@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 19, 2026:
<https://richmondva.legistar.com/Calendar.aspx>

Roy W. Benbow, Secretary
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