



November 10, 2025

Brad Elliott Pledger 405 North Robinson Street Richmond, VA 23220

Baker Development Resources 530 East Main Street, Suite 600 Richmond, VA 23219 Attn: Alessandro Ragazzi

To Whom It May Concern:

RE: BZA 46-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, December 3, 2025** at **1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to enclose an existing rear porch, construct a second-story sunroom, and second-story rooftop deck to an existing single-family (attached) dwelling at 405 NORTH ROBINSON STREET (Tax Parcel Number W000-1126/034), located in an R-6 (Single-Family Attached Residential) District. 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 as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code 213 490 569#. video access by computer, phone smart tablet https://richmondva.legistar.com/Calendar.aspx. Select the Board of Zoning Appeals dropdown and 2025 drop-down, click meeting details for December 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. 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, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given a handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 46-2025 Page 2 November 10, 2025

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at https://www.rva.gov/planning-development-review/civic-groups. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

Roy W. Benbow, Secretary Phone: (804) 240-2124

E-mail: Roy.Benbow@rva.gov

Zoj w. Lanteer

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

402n Robinson St Llc 404n Robinson St Llc Angell Victor Kenneth And Cheryle Po Box 8301 Po Box 8301 Woodward Richmond, VA 23226 Richmond, VA 23226 2516 Stuart Avenue Richmond, VA 23220 Beausoliel Robert W Jr And Jenifer C Chiocca Realty Llc Diradour The Llc 2524 Stuart Ave 311 Marston Lane 119 Kennondale Lane Richmond, VA 23220 Richmond, VA 23221 Richmond, VA 23226 Ellis William B And Kathleen C Garrett Carleton T And Elizabeth Jean **Driscoll Mark And Rita** 2517 Kensington Ave 2512 Stuart Ave 2519 Kensington Ave Richmond, VA 23220 Richmond, VA 23220 Richmond, VA 23220 Giavos Sophia Gorham Albert E Jr & Patricia D Gray William A 7606 Anoka Road 2518 Stuart Ave 2605 Kensington Ave Henrico, VA 23229 Richmond, VA 23220 Richmond, VA 23220 Harwood Jacqueline Webster And Hodgins Joseph Payton And Allyn Proffitt Jokity Investments Llc Richard Charles 8500 Hazen St 9811 Midlothian Tpke N Chesterfield, VA 23235 Richmond, VA 23235 2514 Stuart Avenue Richmond, VA 23220 Jones Matthew And Sheehey Diane Kane Peter E Kreis David Roelman Charles Trustee Revocable Trust 2513 Kensington Ave Trust Richmond, VA 23220 2527 Kensington Ave 2601 Kensington Ave Richmond, VA 23220 Richmond, VA 23220 Landon Jeffrey C And Mary J Lee Investments Llc Martin David F 3386 Braemar Ct 7627 Rockfalls Dr 2529 Kensington Ave Richmond, VA 23225 Richmond, VA 23220 Chambersburg, PA 27202 Nedeff David Daniel Nordt William E Iii And Dianne R Odg Realty Holdings Llc C/o Ford 2607 Kensington Ave 2510 Stuart Ave Richardson Richmond, VA 23220 Richmond, VA 23220 901 E Byrd Street Ste 1800 Richmond, VA 23219 Papaya Properties Llc Robinson Street Llc Shores Austin And Taylor K 8301 Trabue Rd 1800 Bayberry Ct #201 2522 Stuart Ave Richmond, VA 23235 Richmond, VA 23226 Richmond, VA 23220 Shue Franklyn P & Toler Kathleen Smith Todd G And Garbee Kelty T Stailey Michael Claran And Samuels

5508 Chadwyck Dr

Austin, TX 78723

William Edward 407 N Robinson St

Richmond, VA 23220

2521 Kensington Ave

Richmond, VA 23220

Szubiak Stanislaw L 404 N Davis Ave Richmond, VA 23220 Tymowski Maciej And Anastasia 2523 Kensington Ave Richmond, VA 23220 Utley Stephen P 2917 Breezy Road Virginia Beach, VA 23451

Voorhees John Haden And Tiffany Livingston 2603 Kensington Ave Richmond, VA 23220 Ward Amanda Faircloth And Quentin Amory Pollard 2507 Kensington Ave Richmond, VA 23220 Winebrenner Daniel K Jr & Maruta R 406 N Davis Ave Richmond, VA 23220 PIN: W0001126034 PID: 58462

As of: 11/7/2025 9:30:09 PM

City of Richmond, VA Report

Property Owner

Name: PLEDGER BRAD ELLIOTT

Mailing Address: 405 N ROBINSON ST RICHMOND, VA 23220

Parcel Use: R Two Family Converted

Neighborhood: 216

Property Information

Property Address: 405 N Robinson St

PIN W0001126034

Size: 0.061 Acres, 2639.660 Square Feet

Property Description: 0022.37X0118.00 0000.000

Current Assessment

Year	Land	Improvements	Total
2026	\$235,000	\$404,000	\$639,000

_	_	•
11000	IPSE	ารfers
17660		121612

Recordation Date	Book	Page	Deed Type	Consideration	② Grantee
6/2/2021	IW2021	411	WI	\$0	PLEDGER BRAD ELLIOTT
8/17/1987	00137	1520	N/A	\$0	PLEDGER VERNON R
4/3/1984	000001	00402	N/A	\$63,000	Not Available
6/26/1958	000000	00000	N/A	\$7,500	Not Available
1/1/1900	000000	00000	N/A	\$7,500	Not Available

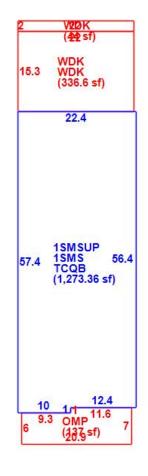
Residential Card 1 Details Story Style Total Liv Year Built 2.0 DuplexTriplexQuad 2,546 1909

Model:	RESIDENTIAL	Rooms:	Beds: 4
Interior Wall:	Plaster	Bathrooms:	Full: 3 Half: 0
Interior Wall 2:		Central AC:	Central air
Exterior Wall:	Common Brick	Heat/Cool:	Hot Water Or Steam
Exterior Wall 2:	Masonry	Floor Cover:	Softwood
Roof Type:	Flat or Shed	Floor Cover 2:	Hardener and sealer, concrete
Roof Cover:	Metal, preformed corrugate	Floor Cover 3:	N/A

Residential Card 1 Photo



Residential Card 1 Sketch



Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SMS	1 Story Masonry - Fin	1,273	1,273
1SMSUP 1 Story Masonry - Upper - Fin		1,273	1,273
OMP	Porch - Open - Masonry	137	0
TCQB	3/4 Crawl 1/4 Bsmt	1,273	0
WDK Deck - Wood		718	0
Totals		4,674	2,546

Outbuildings

Code	Description	Sub Code-Description	Size
DETGAR	Residential Detached Garage	Wood Frame	426.00 SF

Assessmen	Assessment History				
Year	Land	Improvements	Total		
2025	\$235,000	\$367,000	\$602,000		
2024	\$215,000	\$345,000	\$560,000		
2023	\$215,000	\$337,000	\$552,000		
2022	\$175,000	\$308,000	\$483,000		
2021	\$155,000	\$305,000	\$460,000		
2020	\$140,000	\$306,000	\$446,000		
2019	\$140,000	\$287,000	\$427,000		
2018	\$125,000	\$259,000	\$384,000		
2017	\$95,000	\$264,000	\$359,000		
2016	\$95,000	\$255,000	\$350,000		
2015	\$95,000	\$223,000	\$318,000		
2014	\$95,000	\$232,000	\$327,000		
2013	\$83,000	\$232,000	\$315,000		
2012	\$83,000	\$232,000	\$315,000		
2011	\$83,000	\$232,000	\$315,000		
2010	\$83,000	\$232,000	\$315,000		
2009	\$83,200	\$242,100	\$325,300		
2008	\$80,000	\$245,300	\$325,300		
2007	\$72,200	\$272,600	\$344,800		
2006	\$72,200	\$272,600	\$344,800		
2005	\$64,700	\$225,300	\$290,000		



Not a Legal Document

Subject to terms and conditions www.actDataScout.com

RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE ROOM 110, CITY HALL, 900 EAST BROAD STREET RICHMOND, VIRGINIA 23219 (804) 646-6340

	TO BE COMPLE	ETED BY THE APPLICANT				
PROPETY	Pledger Brad Elliott	PHONE: (Home) ()	(Mobile) (_)			
OWNER:	405 N Robinson St	FAX: (_)	(Work) ()			
(Name/Address	s) Richmond, VA 23220	E-mail Address:				
OWNER'S RE	PRESENTATIVE:					
(Name/Address	s) Baker Development Resources	PHONE: (Home)	(Mobile) (<u>804</u>) <u>874-6275</u>			
	Alessandro Ragazzi	FAX: (_)	(Work) ()			
	530 E Main Street, Ste 600	E-mail Address: alessandro@b	akerdevelopmentresources.com			
	Richmond, VA 23219					
DDODEDTV A		E ZONING ADMINISTRATION	OFFICE			
	DDRESS(ES): 405 N Robinson Street					
TYPE OF APP		SPECIAL EXCEPTION	_			
ZONING ORD	INANCE SECTION NUMBERS(S): 30-30	00, 30-412.5(2)b, 30-412.5(c), 30-41	12.6			
APPLICATION sunroom and a	N REQUIRED FOR: A building permit to second-story rooftop deck to an existing si	enclose an existing rear porch arngle-family (attached) dwelling.	nd construct a second-story			
TAX PARCEL	NUMBER(S): <u>W000-1126/034</u> ZONING I	DISTRICT: <u>R-6 (Single-Family Attac</u>	hed Residential)			
REQUEST DIS	SAPPROVED FOR THE REASON THA	T: The side yard (setbacks), rea	ar yard (setback), and lot coverage			
	re not met. A side yard of 3 feet is requi					
sunroom. A rea	sunroom. A rear yard of 5' is required; 4.9' is proposed. Lot coverage may not exceed 55%; 77.55% is proposed.					
	ST DISAPPROVED: October 1, 2025 October 1, 2025 JUME FILED 9:36 a.m. D BY:	PREPARED BY: Madison Sobcz				
I BASE MY AF	PPLICATION ON:					
	0 PARAGRAPH(S)		CITY OF RICHMOND			
	-2309.2 ☐ OF THE CODE OF VI 0.3 PARAGRAPH(S) 1 OF THE		THE CITY OF RICHMOND			
			A MARKANIAN AND AND AND AND AND AND AND AND AND A			
	то ве сомр	LETED BY APPLICANT				
I have received	the handouts, Suggestions for Presenting	Your Case to the Board & Excerpts	from the City Charter			
I have been not	ified that I, or my representative, must be	present at the hearing at which n	ny request will be considered.			
SIGNATURE (OF OWNER OR AUTHORIZED AGENT	: also	DATE:			
**	** TO BE COMPLETED BY THE SECRI	ETARY TO THE BOARD OF ZO	ONING APPEALS ***			

CASE NUMBER: BZA 46-2025 HEARING DATE: December 3, 2025

AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 46-2025 150' Buffer

APPLICANT(S): Brad Elliott Pledger

PREMISES: 405 North Robinson Street (Tax Parcel Number W000-1126/034)

SUBJECT: A building permit to enclose an existing rear porch, construct a second-story sunroom, and second-story rooftop deck to an existing single-family (attached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.5(2)b, 30-412.5(2)c & 30-412.6 of the Zoning Ordinance for the reason that:

The side yard (setbacks), rear yard (setback), and lot coverage requirements are not met.





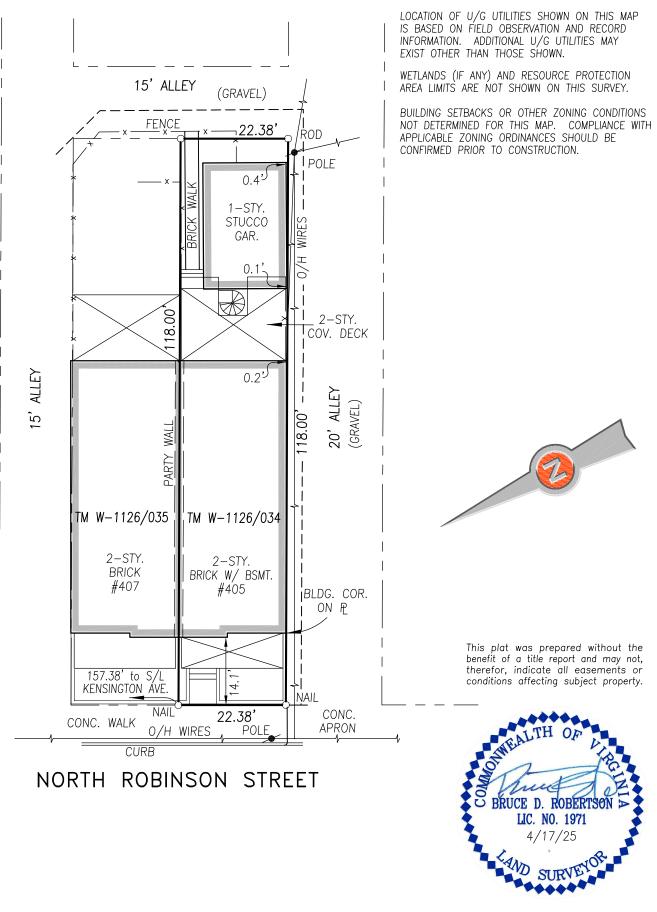
BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

- 1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
- 2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
- 3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained here. Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.
 - Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).
- 4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
- 5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
- 6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
- 7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _______



This is to certify that on $\frac{4/14/25}{1}$ I made an accurate field survey of the premises shown hereon, that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than as shown hereon. 4/14/25

SURVEY SHOWING IMPROVEMENTS ON PROPERTY LOCATED AT 405 NORTH ROBINSON STREET

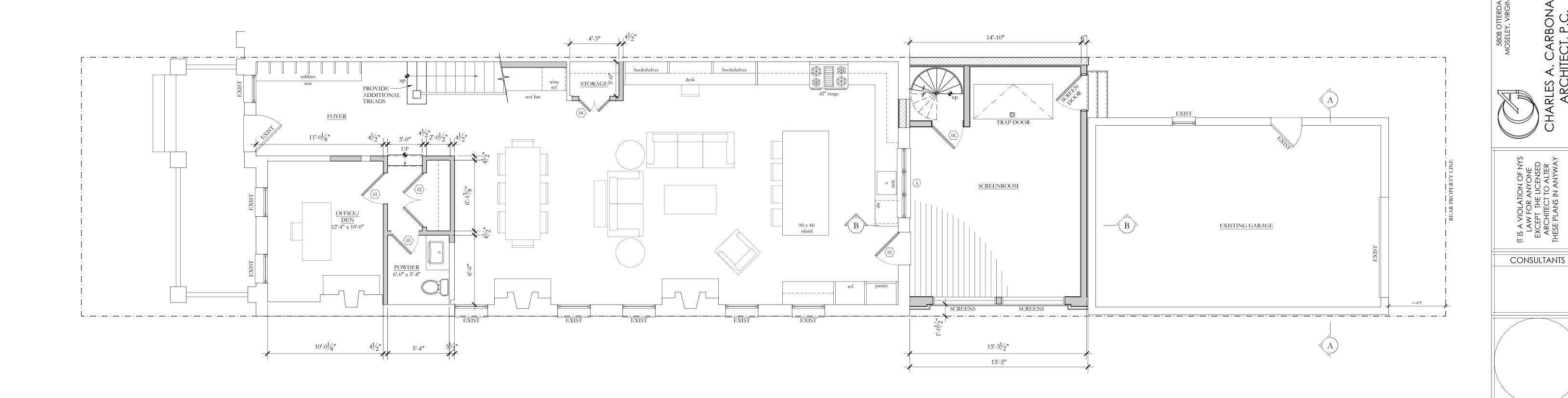
CITY OF RICHMOND, VIRGINIA

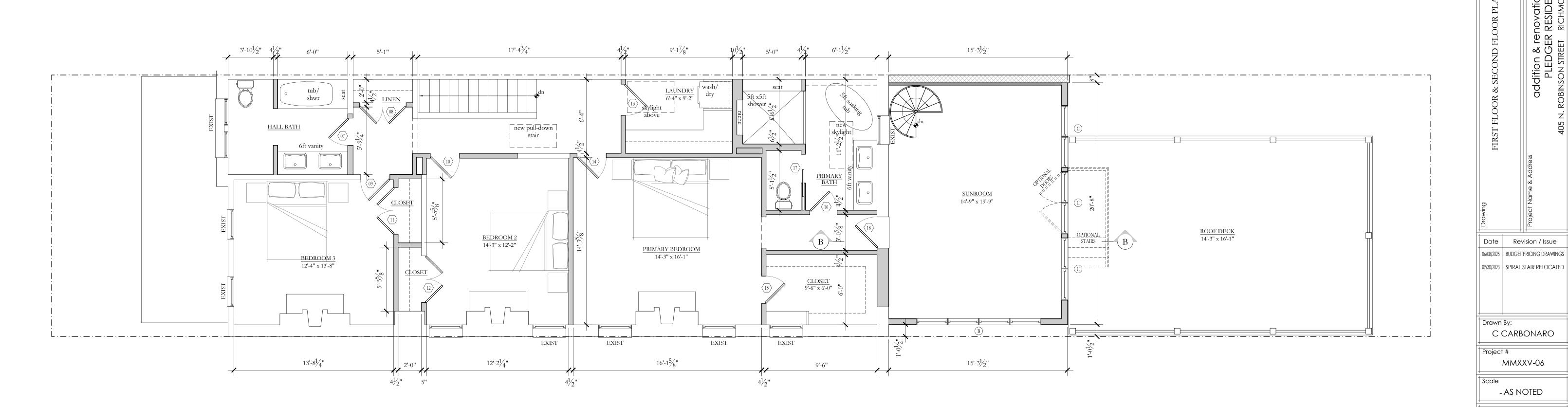


Bruce Robertson Land Surveying, P.C.

1519 Huguenot Rd. Ste #100 Midlothian VA, 23113 (804)330-2801

Date: 4/16/25Scale: 1"=20'





SECOND FLOOR PLAN

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"

Date Revision / Issue

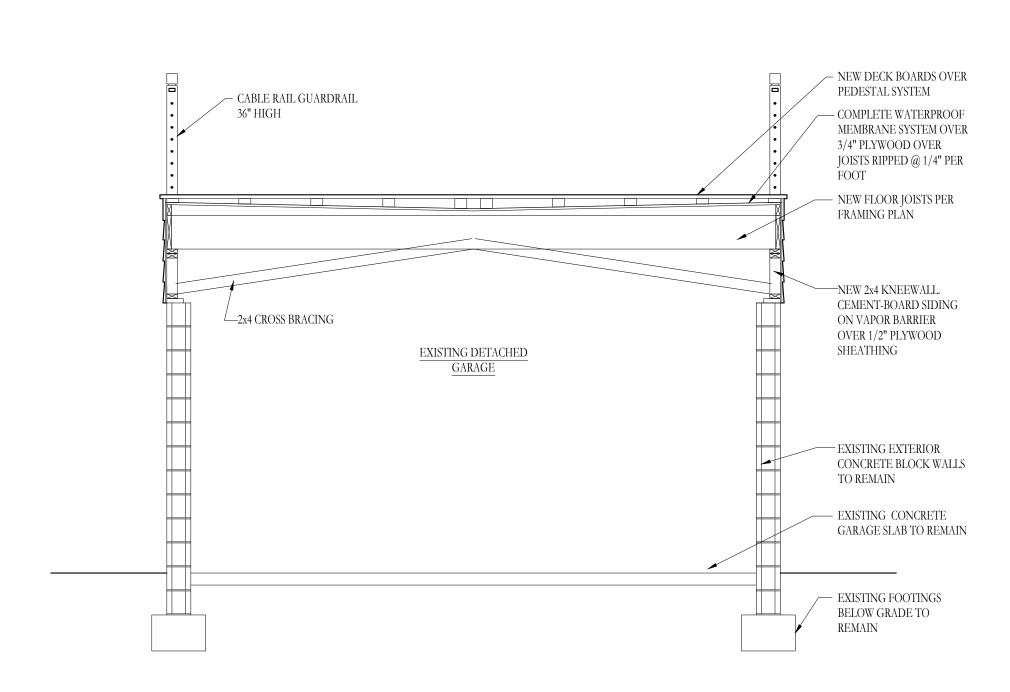
06/08/2025 | BUDGET PRICING DRAWINGS |

C CARBONARO

MMXXV-06

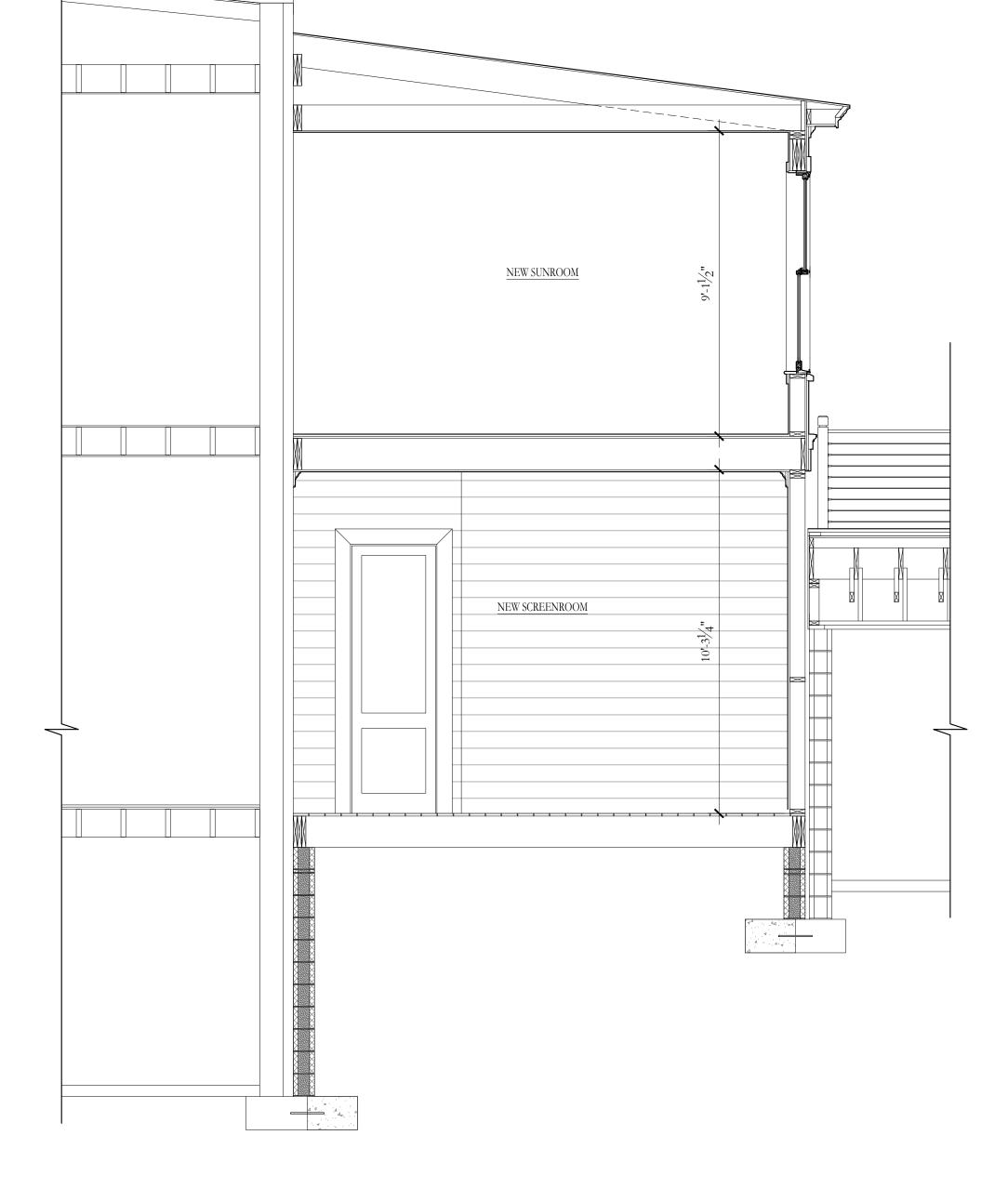
- AS NOTED

MARCH 25, 2025



SCALE: 3/8"=1'-0"

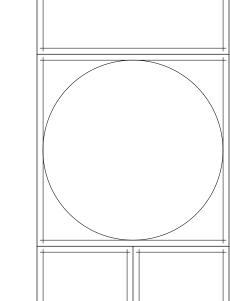
CROSS SECTION A-A



CROSS SECTION B-B

SCALE: 3/8"=1'-0"

CONSULTANTS



Date Revision / Issue 06/08/2025 | BUDGET PRICING DRAWINGS | 09/30/2023 | SPIRAL STAIR RELOCATED |

MMXXV-06

C CARBONARO

- AS NOTED

MARCH 25, 2025



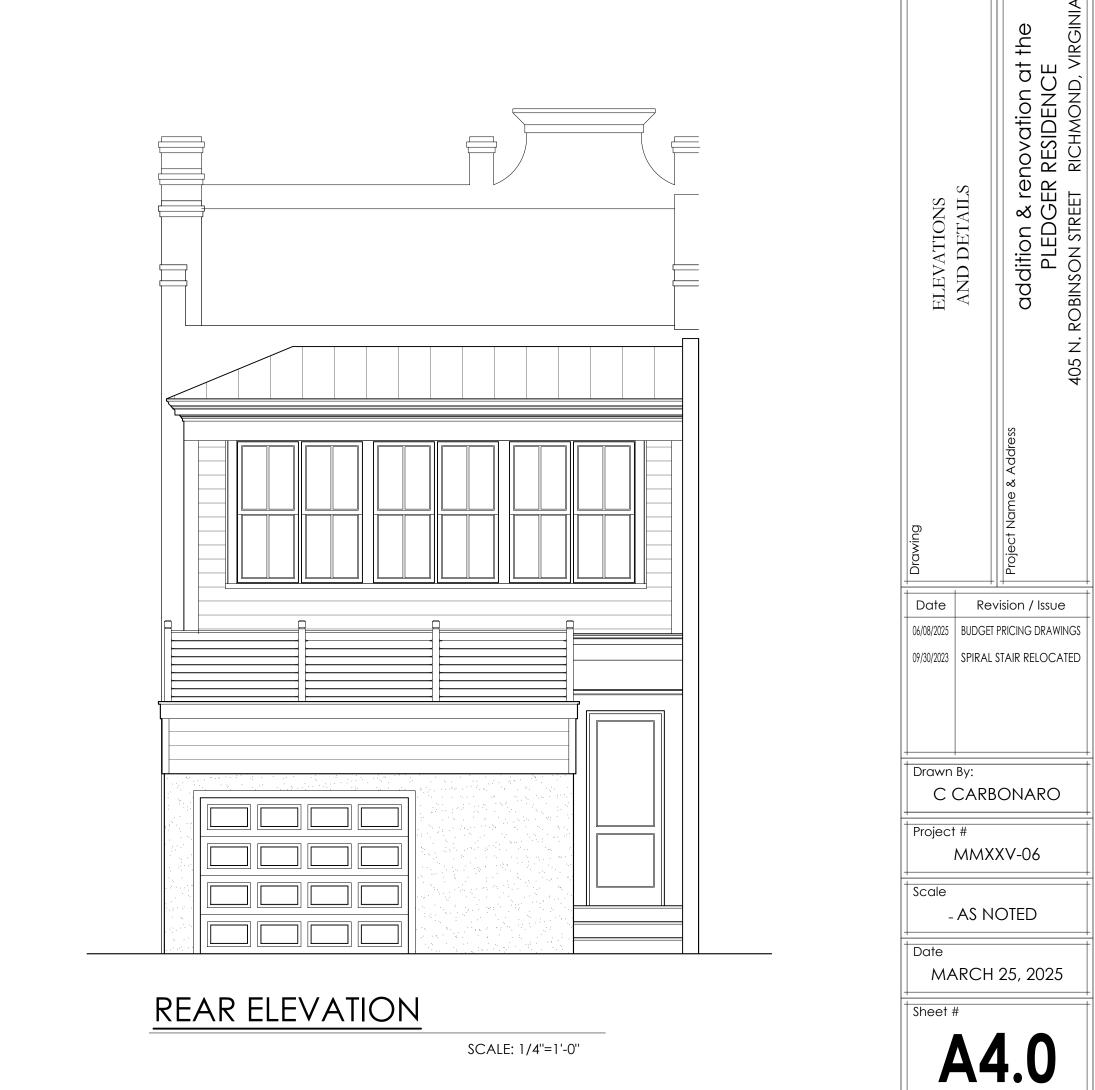
SIDE ELEVATION

SCALE: 1/4"=1'-0"

MANU	POW SCHEDULE FACTURER: TBD JE: 0.32 0.40		
LETTER	TYPE	FRAME SIZE	NOTES
Α	DOUBLE HUNG	3 - 2'-0" x 4'-6"	FACTORY MULLED - 8FT FINISH HEAD
В	DOUBLE HUNG	4 - 2'-8" x 6'-0"	
С	DOUBLE HUNG	2 - 2'-8" x 6'-0"	

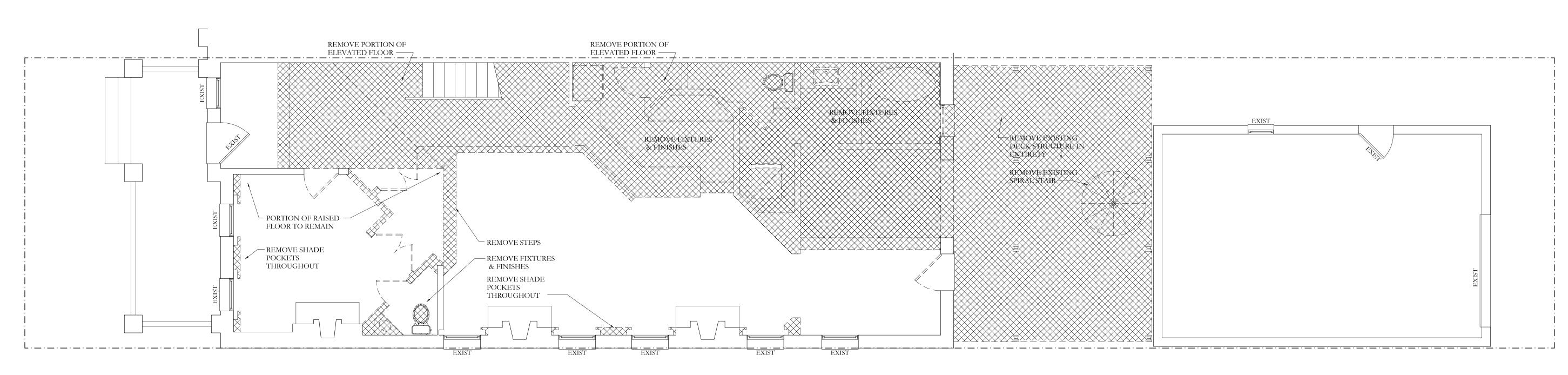
1. WINDOWS IN WET LOCATIONS SHALL BE TEMPERED GLASS
2. ALL WINDOWS TO BE LOW-E INSULATED GLASS
3. ALL WINDOWS SHALL HAVE 7/8" SDL
4. VERIFY INTERIOR AND EXTERIOR FINISHES WITH OWNER PRIOR TO MANUFACTURE.
5. ALL WINDOWS AT STAIRS SHALL BE TEMPERED GLASS

_	OOR SCHEDULE NUFACTURER: TBD			
	TYPE	SIZE	MATERIAL	NOTES
01	SINGLE SWING	2'-8" x 8'-0"	WOOD	INTERIOR
02	DOUBLE SWING	2 - 2'-4" x 8'-0"	WOOD	INTERIOR
03	SINGLE SWING	2'-4" x 8'-0"	WOOD	INTERIOR
04	DOUBLE SWING	2 - 1'-4" x 8'-0"	WOOD	INTERIOR
05	SINGLE SWING	2'-10" x 8'-0"	WOOD/GLASS	EXTERIOR, WEATHER STRIP & INSULATE
06	SINGLE SWING	2'-8" x 6'-8"	WOOD/GLASS	EXTERIOR, WEATHER STRIP & INSULATE
07	SINGLE SWING	2'-4" x 8'-0"	WOOD	INTERIOR
08	DOUBLE SWING	2 - 2'-0" x 8'-0"	WOOD	INTERIOR
09	SINGLE SWING	2'-6" x 8'-0"	WOOD	INTERIOR
10	SINGLE SWING	2'-6" x 8'-0"	WOOD	INTERIOR
11	DOUBLE SWING	2 - 2'-0" x 8'-0"	WOOD	INTERIOR
12	DOUBLE SWING	2 - 2'-0" x 8'-0"	WOOD	INTERIOR
13	SINGLE SWING	2'-8" x 8'-0"	WOOD	INTERIOR
14	SINGLE SWING	2'-6" x 8'-0"	WOOD	INTERIOR
15	SINGLE SWING	2'-4" x 8'-0"	WOOD	INTERIOR
16	SINGLE SWING	2'-4" x 8'-0"	WOOD	INTERIOR
17	POCKET	2'-4" x 8'-0"	WOOD	INTERIOR
18	SINGLE SWING	2'-8" x 8'-0"	WOOD/GLASS	EXTERIOR, WEATHER STRIP & INSULATE



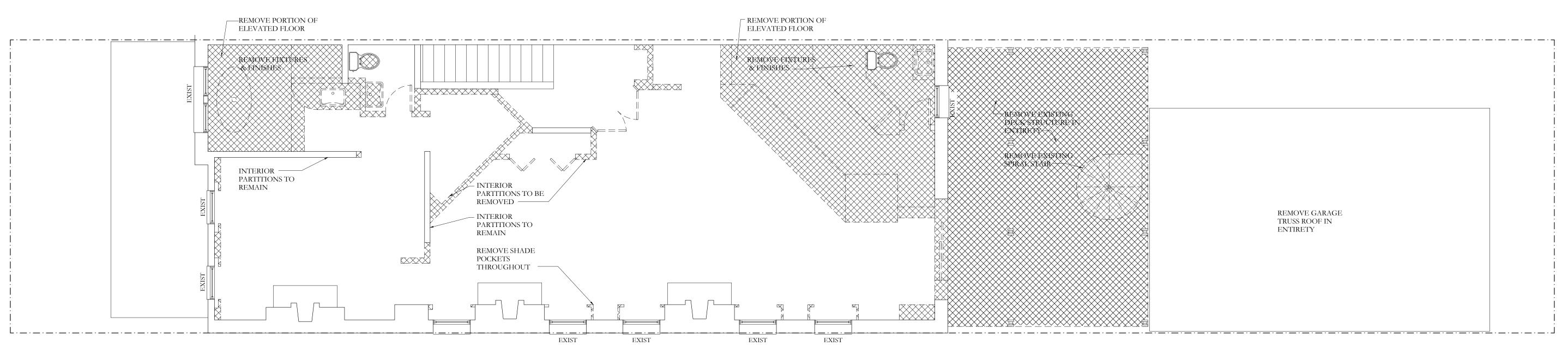
MMXXV-06

- AS NOTED



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

CONSULTANTS

Date Revision / Issue

06/08/2025 BUDGET PRICING DRAWINGS

09/30/2023 SPIRAL STAIR RELOCATED

Drawn By:

C CARBONARO

Scale

- AS NOTED

eet#

D1.0

MARCH 25, 2025