



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

July 12, 2022

John W & Meta R Braymer & Daniel B & Meredith B
4208 Sulgrave Road
Richmond, VA 23221

Baker Development Resources
530 East Main Street, Suite 730
Richmond, Virginia 23219
Attn: Mark Baker

To Whom It May Concern:

RE: BZA 31-2022

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, August 3, 2022 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 construct an addition to an existing single-family (detached) dwelling at 4208 SULGRAVE ROAD (Tax Parcel Number W022-0266/011, 1st District), located in an R-1 (Single-Family Residential) District. This meeting will be open to in-person participation. To maximize compliance with public health guidance aimed at preventing the spread of COVID-19, 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 **659 887 955#**. 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 2022 drop-down, click meeting details for August 3, 2022 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 an 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 31-2022

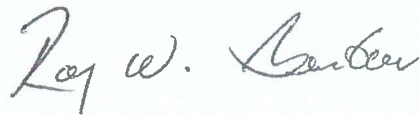
Page 2

July 12, 2022

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,

A handwritten signature in cursive script that reads "Roy W. Benbow".

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

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.

Blanchard Lawrence E Iii And Vickie W
207 Wakefield Rd
Richmond, VA 23221

Brancoli Joseph B & Barbara A Trs Joseph B
& Barbara A Brancoli Trust
Po Box 17558
Richmond, VA 23226

Capps Thos E
4300 Sulgrave Rd
Richmond, VA 23221

Coble William L Jr & Mary Lynn
205 Wakefield Rd
Richmond, VA 23221

Gottwald Bruce C And Nancy H
4203 Sulgrave Rd
Richmond, VA 23221

Mukherjee Avik And Akta P
4206 Sulgrave Road
Richmond, VA 23221

Sulgrave Holdings Llc
4207 Sulgrave Rd
Richmond, VA 23221

Tyler William B & Kay M
4204 Sulgrave Road
Richmond, VA 23221

Virginia Historical Society
428 N Arthur Ashe Blvd
Richmond, VA 23220

Windsor Farms Inc
4211 Dover Rd
Richmond, VA 23221

Property: 4208 Sulgrave Road **Parcel ID:** W0220266011**Parcel**

Street Address: 4208 Sulgrave Road Richmond, VA 23221-
Owner: BRAYMER JOHN W & META R & HURT DANIEL B & MEREDITH B
Mailing Address: 4208 SULGRAVE RD, RICHMOND, VA 2322100000
Subdivision Name : WINDSOR FARMS
Parent Parcel ID:
Assessment Area: 136 - Windsor Farms/Rothesay
Property Class: 115 - R One Story+ (1.25, 1.5, 1.75)
Zoning District: R-1 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2022
Land Value: \$374,000
Improvement Value: \$940,000
Total Value: \$1,314,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 22554
Acreage: 0.518
Property Description 1: WINDSOR FARMS L11 B39
Property Description 2: 0140.00X0180.00 IRG0000.000
State Plane Coords(?): X= 11772253.500022 Y= 3726677.681465
Latitude: 37.55363329 , **Longitude:** -77.50187456

Description

Land Type: Residential Lot A
Topology:
Front Size: 140
Rear Size: 180
Parcel Square Feet: 22554
Acreage: 0.518
Property Description 1: WINDSOR FARMS L11 B39
Property Description 2: 0140.00X0180.00 IRG0000.000
Subdivision Name : WINDSOR FARMS
State Plane Coords(?): X= 11772253.500022 Y= 3726677.681465
Latitude: 37.55363329 , **Longitude:** -77.50187456

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$374,000	\$940,000	\$1,314,000	Reassessment
2021	\$374,000	\$880,000	\$1,254,000	Reassessment
2020	\$374,000	\$834,000	\$1,208,000	Reassessment
2019	\$350,000	\$814,000	\$1,164,000	Reassessment
2018	\$350,000	\$749,000	\$1,099,000	Reassessment
2017	\$350,000	\$722,000	\$1,072,000	Reassessment
2016	\$350,000	\$722,000	\$1,072,000	Reassessment
2015	\$350,000	\$702,000	\$1,052,000	Reassessment
2014	\$350,000	\$697,000	\$1,047,000	Reassessment
2013	\$350,000	\$697,000	\$1,047,000	Reassessment
2012	\$350,000	\$726,000	\$1,076,000	Reassessment
2011	\$350,000	\$756,000	\$1,106,000	CarryOver
2010	\$350,000	\$756,000	\$1,106,000	Reassessment
2009	\$350,000	\$756,000	\$1,106,000	Reassessment
2008	\$350,000	\$756,000	\$1,106,000	Reassessment
2007	\$300,000	\$806,000	\$1,106,000	Reassessment
2006	\$276,000	\$767,800	\$1,043,800	Reassessment
2005	\$276,000	\$752,700	\$1,028,700	Reassessment
2004	\$276,000	\$634,000	\$910,000	Reassessment
2003	\$265,400	\$609,600	\$875,000	Reassessment
2002	\$265,400	\$609,600	\$875,000	Correction
2001	\$209,000	\$586,900	\$795,900	Reassessment
2000	\$209,000	\$533,500	\$742,500	Reassessment
1998	\$190,000	\$485,000	\$675,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
10/22/2021	\$1,700,000	JOHNSTONE THOMAS K IV AND	ID2021-30364	1 - VALID SALE-Valid, Use in Ratio Analysis
12/09/2011	\$1,095,000	DAVIS GUY A & RACHEL O	ID2011-21040	1 - VALID SALE-Valid, Use in Ratio Analysis
10/24/2001	\$875,000	LOCKHART C GREGORY &	ID2001-29434	
09/03/1998	\$750,000	Not Available	09800-23849	
07/17/1985	\$115,000	Not Available	000047-00001	

Planning

Master Plan Future Land Use: R
Zoning District: R-1 - Residential (Single Family)
Planning District: Far West
Traffic Zone: 1128
City Neighborhood Code: WDRF
City Neighborhood Name: Windsor Farms
Civic Code: 3010
Civic Association Name: Westhampton Citizens Association
Subdivision Name: WINDSOR FARMS
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	1033	0506001	050600
1990	130	0506001	050600

Schools

Elementary School: Mary Munford
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 18
Dispatch Zone: 054A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Monday
Bulk Collection: TBD

Government Districts

Council District: 1
Voter Precinct: 106
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

age

Extension Name: R01 - Residential record #01
Year Built: 1986
Stories: 1.5
Units: 0
Number Of Rooms: 11
Number Of Bed Rooms: 5
Number Of Full Baths: 5
Number Of Half Baths: 1
Condition: very good for

Foundation Type: Full Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: Wood siding / Wood shake
Roof Style: Gable
Roof Material: Comp sh to 235#
Interior Wall: Drywall
Floor Finish: Hardwood-std oak, Flagstone
Heating Type: Forced hot air
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Detached Garage, Outdoor Entertainment Ctr

Extension 1 Dimensions

Finished Living Area: 4265 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 810 Sqft
Detached Garage: 292 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 388 Sqft
Deck: 0 Sqft

Property Images

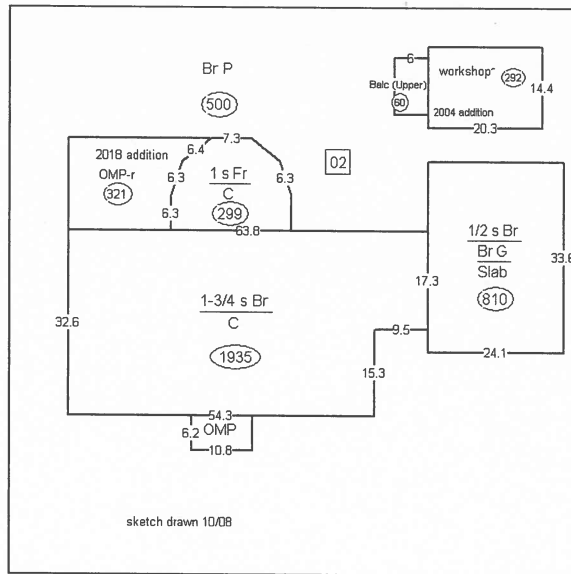
Name:W0220266011 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:W0220266011 Desc:R01



BZA 31-2022

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 COMPLETED BY THE APPLICANT

PROPERTY
OWNER: John W & Meta R Brayner & Daniel B & Meredith B
PHONE: (Home) () (Mobile) ()

ADDRESS 4208 Sulgrave Road
FAX: () (Work) ()

Richmond, VA 23221
E-mail Address:
PROPERTY OWNER'S
REPRESENTATIVE: Baker Development Resources
PHONE: (Home) () (Mobile) (804) 874-6275
(Name/Address) 530 East Main Street, Suite 730
FAX: () (Work) ()

Richmond, VA 23219
E-mail Address: markbaker@bakerdevelopmentresources.com
Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 4208 Sulgrave Road
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-402.5(1)
APPLICATION REQUIRED FOR: A building permit to construct an addition to an existing single-family detached dwelling.
TAX PARCEL NUMBER(S): W022-0266/011 **ZONING DISTRICT:** R-1(Single-Family Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. A front yard of thirty five feet (35') is required; (18.8±') is proposed along the western property line.
DATE REQUEST DISAPPROVED: 05/18/2022
FEE WAIVER: YES ☐ NO: ☒
DATE FILED: 06/13/2022 **TIME FILED:** 1:30 p.m. **PREPARED BY:** Colleen Dang **RECEIPT NO.** BZAR-113653-2022
AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:
SECTION 17.20 PARAGRAPH(S) OF THE CHARTER OF THE CITY OF RICHMOND

SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]

SECTION 1040.3 PARAGRAPH(S) (1) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter ☒
I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.
SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] **DATE:** 7/6/2022

*** TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS ***

CASE NUMBER: BZA 31-2022 **HEARING DATE:** August 3, 2022 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 31-2022
150' Buffer

APPLICANT(S): John W & Meta R Braymer & Daniel B & Meredith B

PREMISES: 4208 Sulgrave Road
(Tax Parcel Number W022-0266/011)

SUBJECT: A building permit to construct an addition to an existing single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-402.5(1) & 30-630.1(a)(1)
of the Zoning Ordinance for the reason that:
The front yard (setback) requirement is 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 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 (646-6340/6701). 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 absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx>. 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.
4. **Please 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 \$150.00 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 (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing 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.

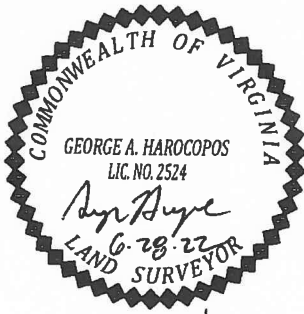
Acknowledgement of Receipt by Applicant or Authorized Agent: _____

(Revised: 4/28/16)

On 6/28/22 I compiled a plat of surveys done on 11/9/2011 and 7/17/1990. No field work was performed at this time. This is just a compiled plat and A.G. Harocopos & Assoc. P.C. takes no liability at this time.

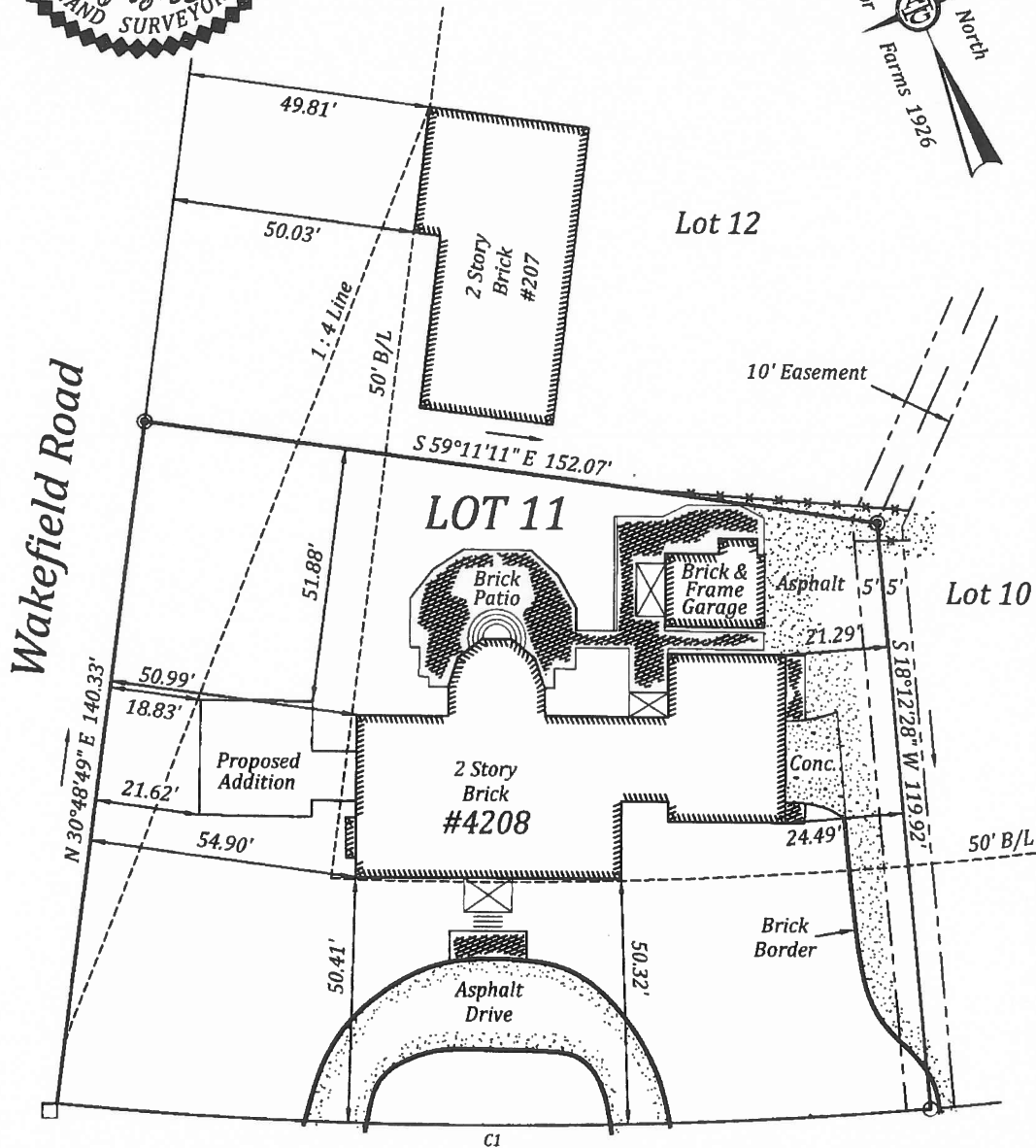
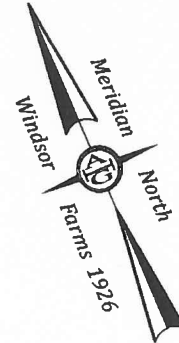
NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290017D

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1000.00'	180.00'	179.76'	N 66°38'03" W	10°18'48"

Note: Utilities Underground



SULGRAVE ROAD

COMPILED PLAT OF
LOT 11 BLOCK 39
WINDSOR FARMS
RICHMOND, VIRGINIA

IN 51976

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112

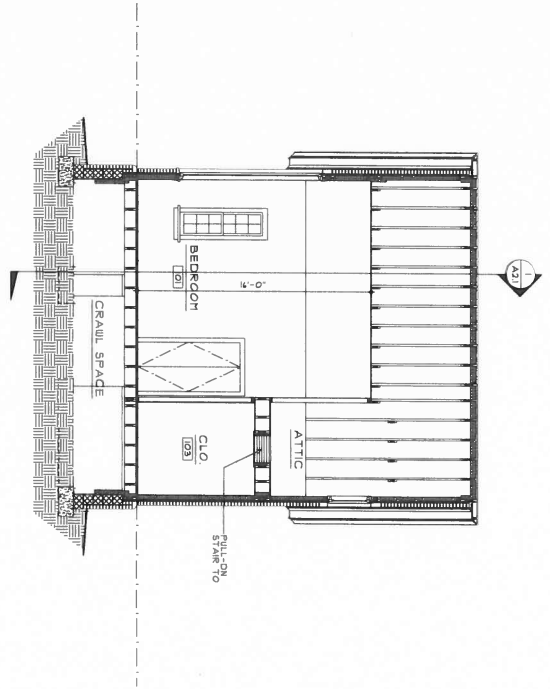
Office 804 744 2630 FAX 804 744 2632

E-MAIL AGHAROCOPOS72@GMAIL.COM

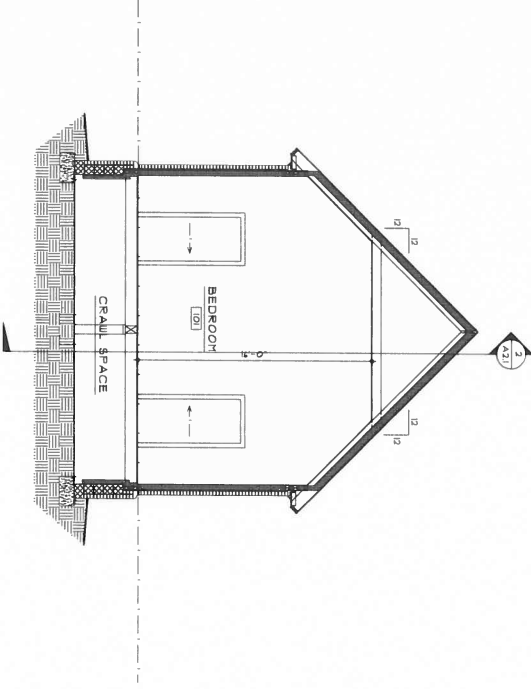
Scale 1"=30' Date 6/28/22 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF JOHN W. & META R. BRAYMER,
DANIEL B. & MEREDITH B. HURT

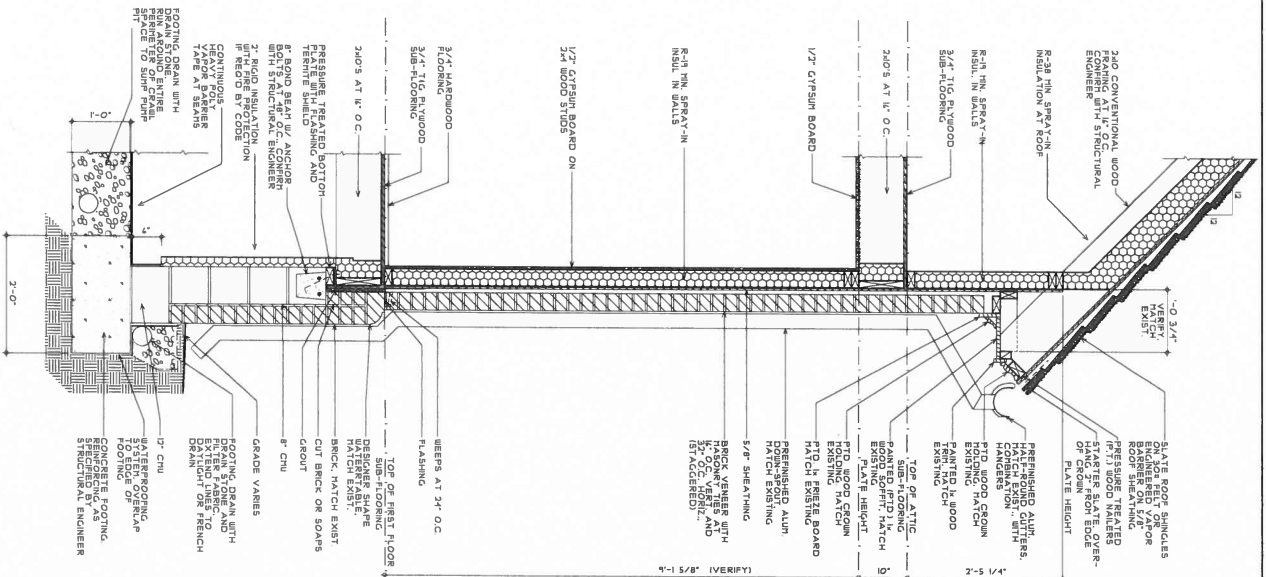
2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



4 WALL SECTION
SCALE: 1" = 1'-0"



BUILDING SECTIONS
AND WALL SECTION

SCALE: AS SHOWN

RENOVATIONS AND ADDITION TO

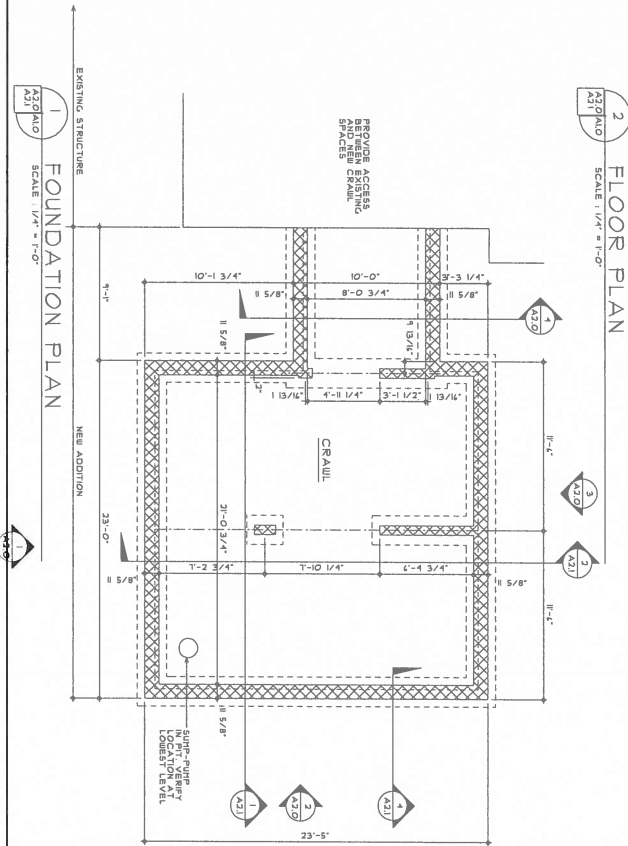
4208 SULGRAVE ROAD
RICHMOND, VIRGINIA

PEYTON BOYD
ARCHITECT PC

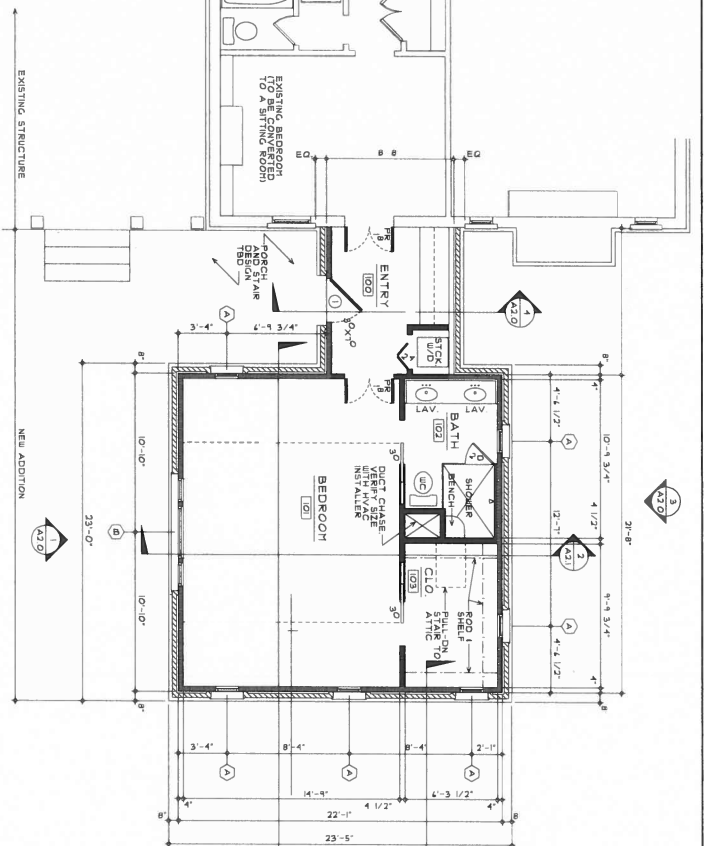
OFFICE: 1700-200-2000
FAX: 1700-200-2000
peytonboydarchitect.com

DRAWING
A2.1

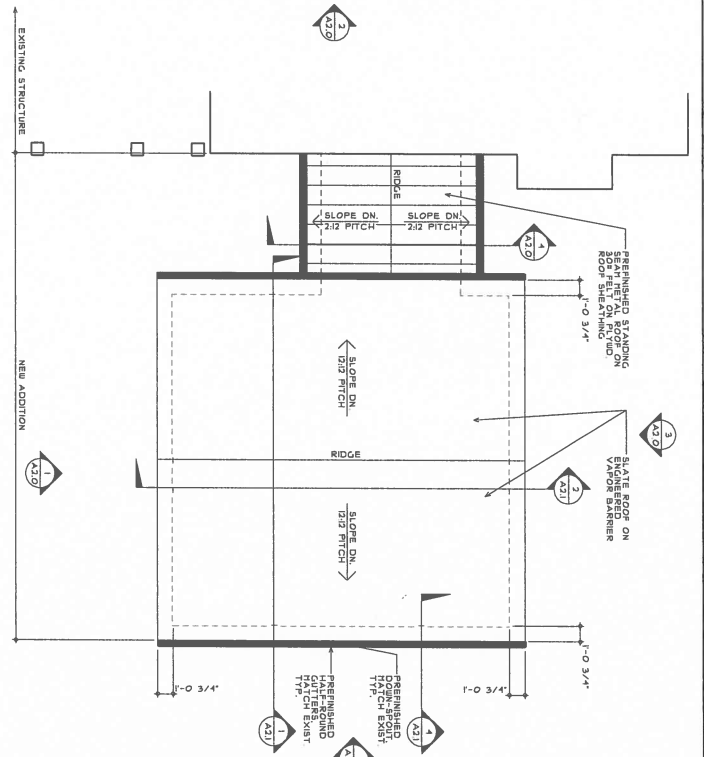
DATE



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



3 ROOF PLAN
SCALE: 1/4" = 1'-0"



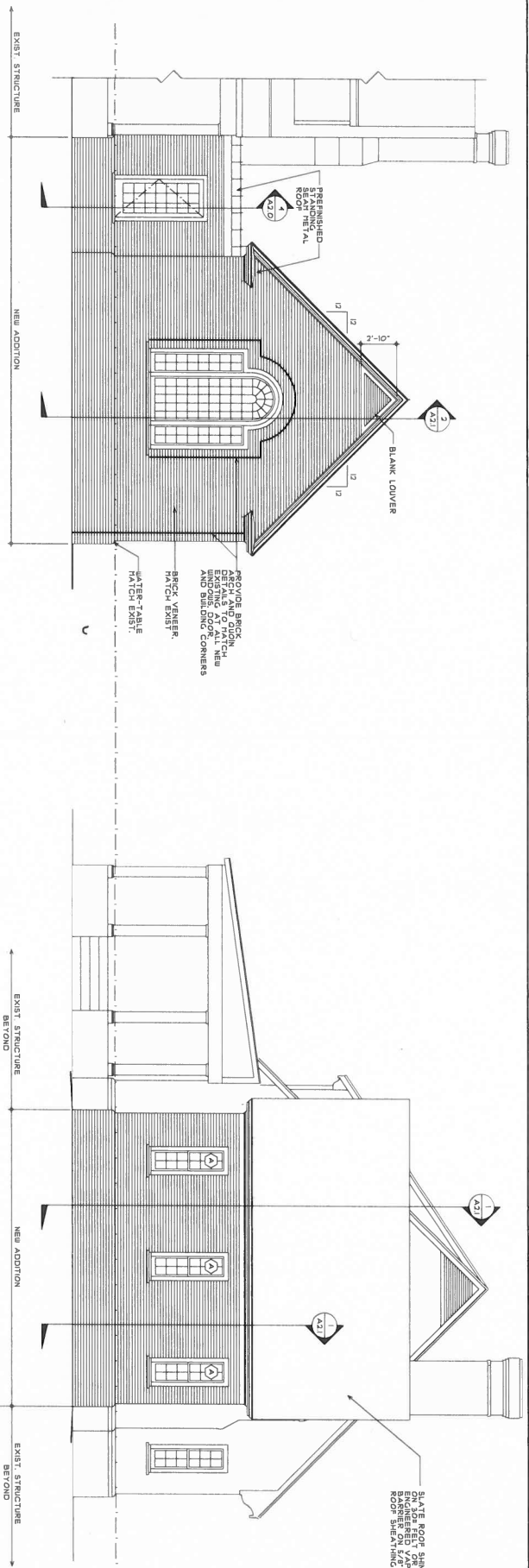
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DATE

FOUNDATIONS PLAN,
FLOOR PLAN AND ROOF
PLAN
SCALE: 1/4" = 1'-0"

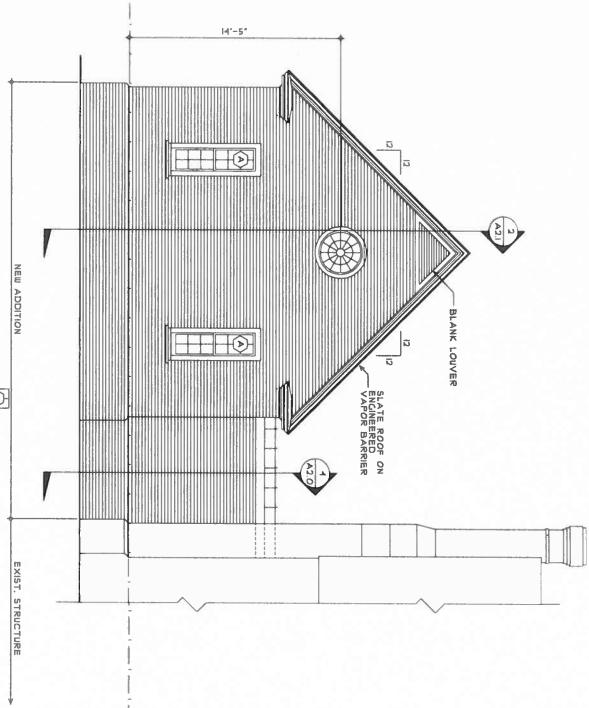
RENOVATIONS AND ADDITION TO
4208 SULGRAVE ROAD
RICHMOND, VIRGINIA

PEYTON BOYD
ARCHITECT PC
1000 N. 10TH ST.
SUITE 100
RICHMOND, VA 23219
OFFICE: 804-780-2100
FAX: 804-780-2101
peyboyd@peyboyd.com

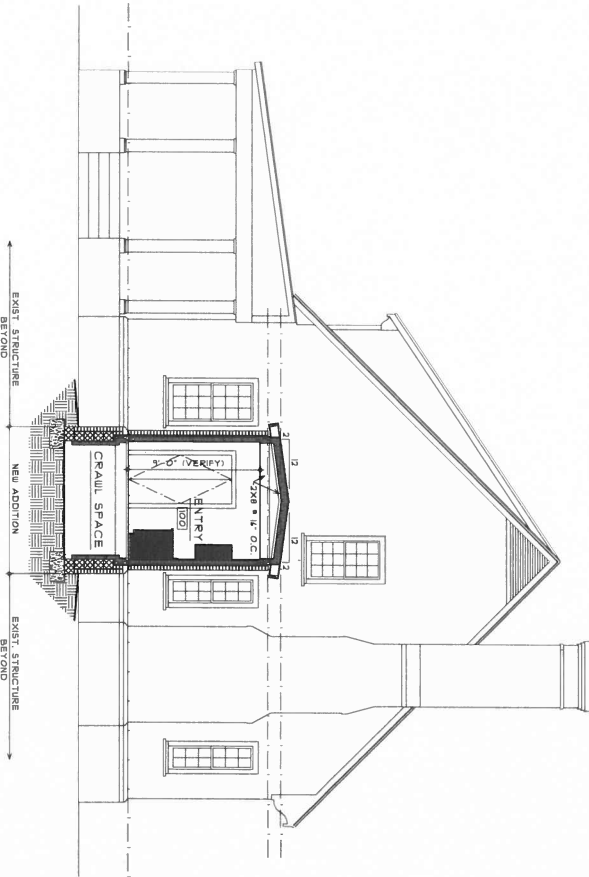


1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

SLATE ROOF SHINGLES
ON 1/2" FELT ON 1/2" VAPOR
BARRIER ON 1/2" VAPOR
ROOF SHEATHING.

EXTERIOR ELEVATIONS
AND BUILDING SECTION

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

RENOVATIONS AND ADDITION TO
4208 SULGRAVE ROAD
RICHMOND, VIRGINIA

PEYTON BOYD
ARCHITECT PC

1000 N. 10TH ST.
SUITE 100
ARLINGTON, VA 22201-1000
OFFICE: 703-261-1000
FAX: 703-261-1001
peytonboydarchitect.com

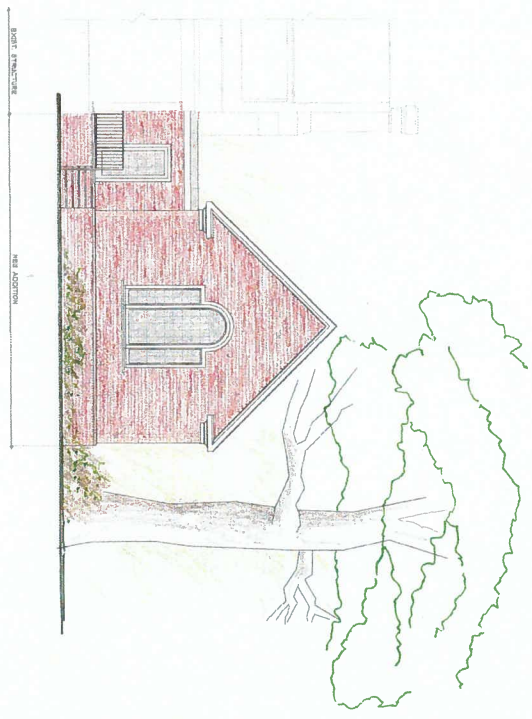
A2.0

DRAWING

DATE



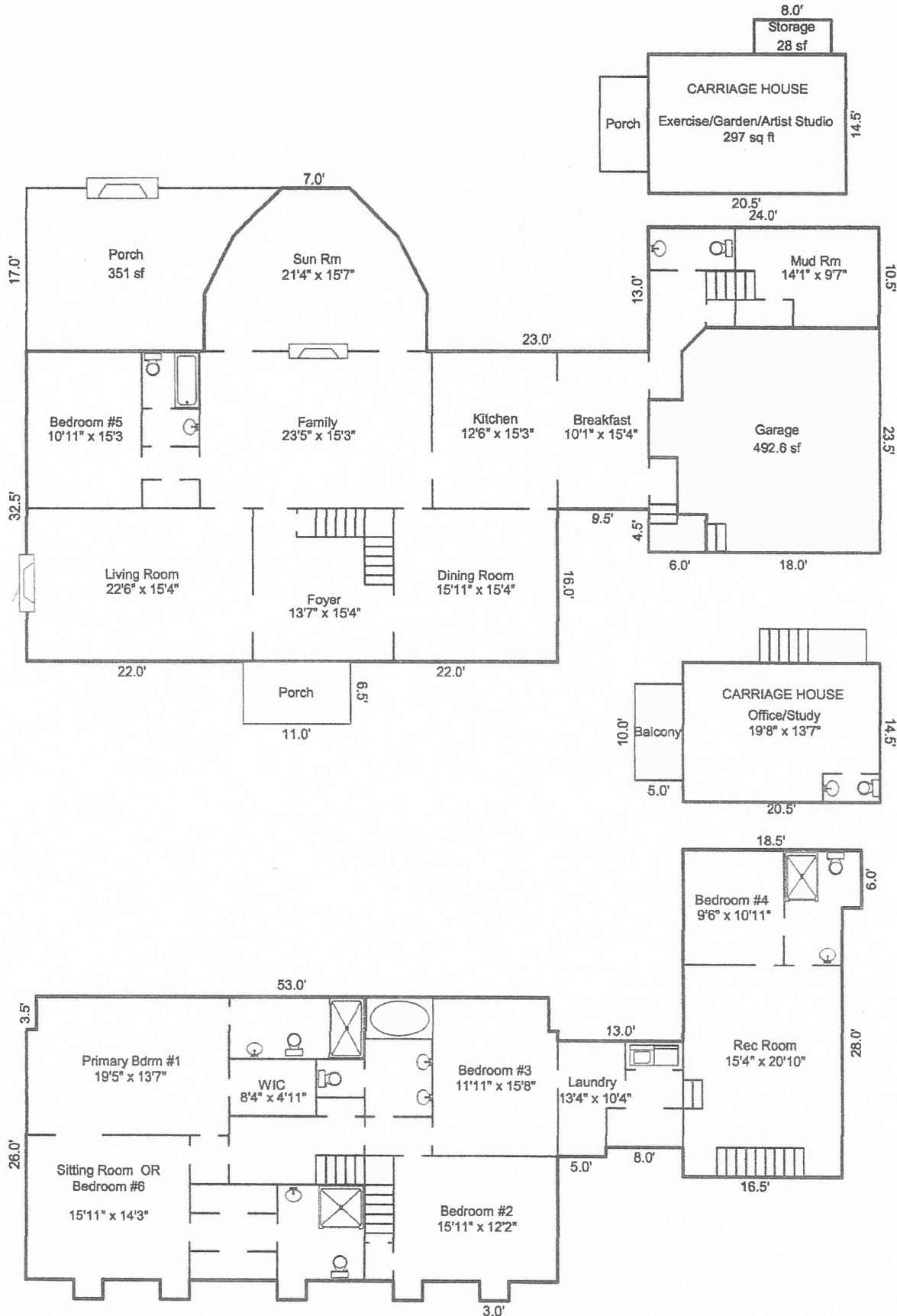
SOUTH ELEVATION (SULGRAVE ROAD)
SCALE: 3/8" = 1'-0"



NORTH ELEVATION (REAR)
SCALE: 3/8" = 1'-0"

DATE 04/23/23	EXTERIOR ELEVATIONS	RENOVATIONS AND ADDITION TO 4208 SULGRAVE ROAD RICHMOND, VIRGINIA	PEYTON BOYD ARCHITECT PC A 50,000 SQA FIRM IN VA SINCE 2004 OFFICES AT 220 N. MAIN ST. SUITE 200 RICHMOND, VA 23219 PHONE: 773-698-3000 FAX: 773-698-3001 pboyd@peytonboyd.com	
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4208 Sulgrave Road



May 10, 2004

Guy Davis
4208 Sulgrave Road
Richmond, Virginia 23221

RE: 4208 Sulgrave Road – Administrative Variance (#5A-04)

Dear Mr. Davis:

Your *Administrative Variance* has been approved, as it has been determined that:

- a. *The strict application of the ordinance would produce undue hardship;*
- b. *Such hardship is not shared generally by other properties in the same zoning district and vicinity;*
- c. *The authorization of the variance will not be of substantial detriment to adjacent property, and the character of the zoning district will not be changed by the granting of the variance; and*
- d. *The variance granted by the Zoning Administrator shall be the minimum necessary to relieve the hardship.*

I base these findings on the following:

- The adjacent property owner(s) most directly impacted has been notified via U.S. Mail and has not expressed any opposition, and in fact, has expressed support to the proposal as shown on the plans.
- The accessory building (garage) does not detract from, and is consistent with, the residential and historic character of the neighborhood.
- The location of the accessory building (garage) will not be detrimental to adjacent property through the affecting of light, access or safety.

Now, therefore, be it resolved by the Zoning Administrator that a request for an Administrative Variance from the side yard (setback) requirements is approved, subject to:

- ***There is no encroachment (gutter, downspout, roof overhang, etc.) onto the adjoining property.***

You have two (2) years to obtain the necessary permit to implement this approval or your Administrative Variance is deemed to be null and void.

Very truly yours,

William C. Davidson
Zoning Administrator

xc: Roy W. Benbow, Secretary, Board of Zoning Appeals