



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

February 7, 2020

Tom Hanrahan
4206 Brook Road
Richmond, VA 23226

Steve Murphy
6408 Mallory Drive
Henrico, VA 23226

To Whom It May Concern:

RE: **BZA 13-2020**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, March 4, 2020 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for a building permit to enlarge an existing second floor porch, replace a stair, and construct a first floor deck to a nonconforming two-family detached dwelling at 4206 BROOK ROAD (Tax Parcel Number N000-2346/018), located in an R-5 (Single-Family Residential District).

Please be advised that the applicant or the applicant's representative must be present at the hearing. 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.

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

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Page 2
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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 <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx> . 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.

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. Please note that 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 neighbors and neighborhood association(s). Please contact your neighborhood association to determine their meeting schedule. Be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. For your convenience a list of the property owner(s) which have been identified based on the City Assessor's records as being located within a 150' radius of subject property is being provided to you (see attachment).

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
Fax: (804) 646-5789
E-mail: Roy.Benbow@richmondgov.com

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.

4110 & 4200 Brook Rd LLC
14930 Scotchtown Road
Montpelier VA 23192

Ashworth Jonathan S And Coulter Camden
4204 Brook Rd
Richmond VA 23227

Battery Park Christian Church Tr
4201 Brook Rd
Richmond VA 23227

Evans Timothy Ryan And Johnson Brandon
Edward
1209 Stanhope Ave
Richmond VA 23227

Foster David N And Kayla L
1200 Stanhope Ave
Richmond VA 23227

Gerhardt Christopher S And Monica L
1205 Stanhope Ave
Richmond VA 23227

Gilmer Catherine
4208 Brook Road
Richmond VA 23227

Lns Group LLC
2906 Royal Crest Dr
Midlothian VA 23113

Lovelace Sara
1207 Stanhope Ave
Richmond VA 23227

Moon Carol A
1210 Bellevue Ave
Richmond VA 23227

Ring Fedora C Estate And Mary R Kellison
1208 Bellevue Ave
Richmond VA 23227

Todd Jennifer L
4211 Brook Rd
Richmond VA 23227

Walker Fred
4209 Brook Rd
Richmond VA 23227

Webber James S
4300 Brook Rd
Richmond VA 23227

Property: 4206 Brook Road **Parcel ID:** N0002346018**Parcel**

Street Address: 4206 Brook Road Richmond, VA 23227-
Owner: HANRAHAN THOMAS J AND JENNIFER L
Mailing Address: 2506 GROVE AVE, RICHMOND, VA 23220
Subdivision Name : BELLEVUE COURT
Parent Parcel ID:
Assessment Area: 204 - Bellevue North
Property Class: 160 - R Two Family Blt-As
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2020
Land Value: \$55,000
Improvement Value: \$167,000
Total Value: \$222,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 7000
Acreage: 0.161
Property Description 1: BELLEVUE COURT L18 BA
Property Description 2: 0050.00X0140.00 0000.161 AC
State Plane Coords(?): X= 11786284.499998 Y= 3740660.149342
Latitude: 37.59164392 , **Longitude:** -77.45286812

Description

Land Type: Residential Lot B
Topology: Level
Front Size: 50
Rear Size: 140
Parcel Square Feet: 7000
Acreage: 0.161
Property Description 1: BELLEVUE COURT L18 BA
Property Description 2: 0050.00X0140.00 0000.161 AC
Subdivision Name : BELLEVUE COURT
State Plane Coords(?): X= 11786284.499998 Y= 3740660.149342
Latitude: 37.59164392 , **Longitude:** -77.45286812

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$55,000	\$167,000	\$222,000	Reassessment
2019	\$55,000	\$161,000	\$216,000	Reassessment
2018	\$55,000	\$158,000	\$213,000	Reassessment
2017	\$50,000	\$162,000	\$212,000	Reassessment
2016	\$45,000	\$147,000	\$192,000	Reassessment
2015	\$45,000	\$141,000	\$186,000	Reassessment
2014	\$45,000	\$138,000	\$183,000	Reassessment
2013	\$40,000	\$143,000	\$183,000	Reassessment
2012	\$40,000	\$143,000	\$183,000	Reassessment
2011	\$40,000	\$150,000	\$190,000	CarryOver
2010	\$40,000	\$150,000	\$190,000	Reassessment
2009	\$40,000	\$150,000	\$190,000	Reassessment
2008	\$40,000	\$150,000	\$190,000	Reassessment
2007	\$38,000	\$150,000	\$188,000	Reassessment
2006	\$45,400	\$150,100	\$195,500	Reassessment
2005	\$32,400	\$150,100	\$182,500	Reassessment
2004	\$25,900	\$120,100	\$146,000	Reassessment
2003	\$23,500	\$109,200	\$132,700	Reassessment
2002	\$21,200	\$98,400	\$119,600	Reassessment
2001	\$18,400	\$85,600	\$104,000	Reassessment
2000	\$16,000	\$80,000	\$96,000	Reassessment
1998	\$16,000	\$80,000	\$96,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/23/2016	\$215,000	PINNIX DONNA D AND	ID2016-5183	1 - VALID SALE-Valid, Use in Ratio Analysis
09/13/1978	\$43,000	Not Available	00742-0225	

Planning

Master Plan Future Land Use: SF-LD
Zoning District: R-5 - Residential (Single Family)
Planning District: North
Traffic Zone: 1002
City Neighborhood Code: BLVU
City Neighborhood Name: Bellevue
Civic Code: 0040
Civic Association Name: Bellevue Civic Association
Subdivision Name: BELLEVUE COURT
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	2012	0102002	010200
1990	209	0102002	010200

Schools

Elementary School: Linwood Holton
Middle School: Henderson
High School: Marshall

Public Safety

Police Precinct: 4
Police Sector: 412
Fire District: 16
Dispatch Zone: 077A

Public Works Schedules

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

Government Districts

Council District: 3
Voter Precinct: 308
State House District: 71
State Senate District: 9
Congressional District: 4

Extension 1 Details

age

Extension Name: R01 - Residential record #01**Year Built:** 1946**Stories:** 2**Units:** 0**Number Of Rooms:** 11**Number Of Bed Rooms:** 0**Number Of Full Baths:** 2

0

Number Of Half Baths:**Condition:** normal for**Foundation Type:** 1/4 Bsmt, 3/4 Crawl**1st Predominant Exterior:** Brick**2nd Predominant Exterior:** N/A**Roof Style:** Gable**Roof Material:** Slate or tile**Interior Wall:** Plaster**Floor Finish:** Hardwood-std oak**Heating Type:** Hot water or steam**Central Air:** N**Basement Garage Car #:** 0**Fireplace:** Y**Building Description (Out Building and
Yard Items) :** Residential Fencing**Extension 1 Dimensions****Finished Living Area:** 2128 Sqft**Attic:** 0 Sqft**Finished Attic:** 0 Sqft**Basement:** 266 Sqft**Finished Basement:** 0 Sqft**Attached Garage:** 0 Sqft**Detached Garage:** 0 Sqft**Attached Carport:** 0 Sqft**Enclosed Porch:** 0 Sqft**Open Porch:** 160 Sqft**Deck:** 0 Sqft

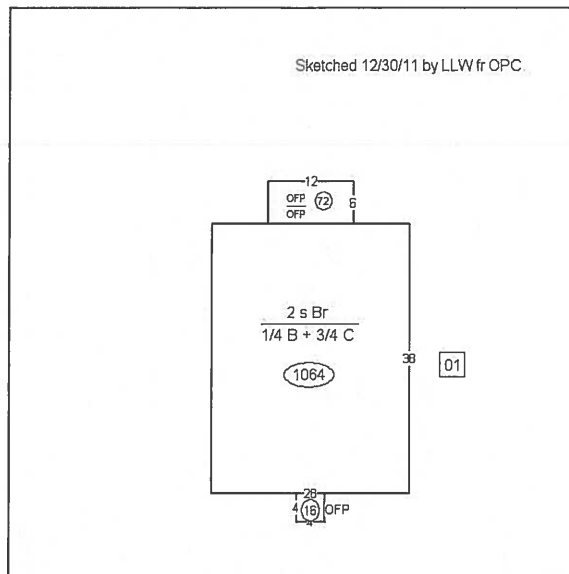
Property Images

Name:N0002346018 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:N0002346018 Desc:R01



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 Tom Haurahay PHONE: (Home) () (Mobile) ()
OWNER: 4206 Brook Road FAX: (Home) () (Mobile) (804) 543-5677
(Name/Address) Richmond, VA 23226 E-mail Address: _____
OWNER'S Steve Murphy PHONE: (Home) () (Mobile) (804) 285-4239
REPRESENTATIVE 6408 Mallory Drive FAX: (Home) () (Mobile) ()
(Name/Address) Henrico, Va 23226 E-mail Address: smurphy@addadock.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 4206 Brook Road
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 and 30-800.1
APPLICATION REQUIRED FOR: A building permit to enlarge an existing second floor porch, replace a stair and construct a first floor deck to a nonconforming two-family detached dwelling.
TAX PARCEL NUMBER(S): N000-2346/018 ZONING DISTRICT: R-5 (Single Family Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The nonconforming use requirements are not met. No building or structure devoted to a nonconforming use shall be enlarged unless such building or structure is thereafter devoted to a conforming use.

DATE REQUEST DISAPPROVED: 01/16/2020 FEE WAIVER: ☐ YES ☒ NO
DATE FILED: 01/17/2020 TIME FILED: 1:43 PREPARED BY: Andrea Cuffee RECEIPT NO. BZAR-067659-2020
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) 13 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: 2/4/2020

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

CASE NUMBER: BZA 13-2020 HEARING DATE: March 4, 2020 AT 1:00 P.M.

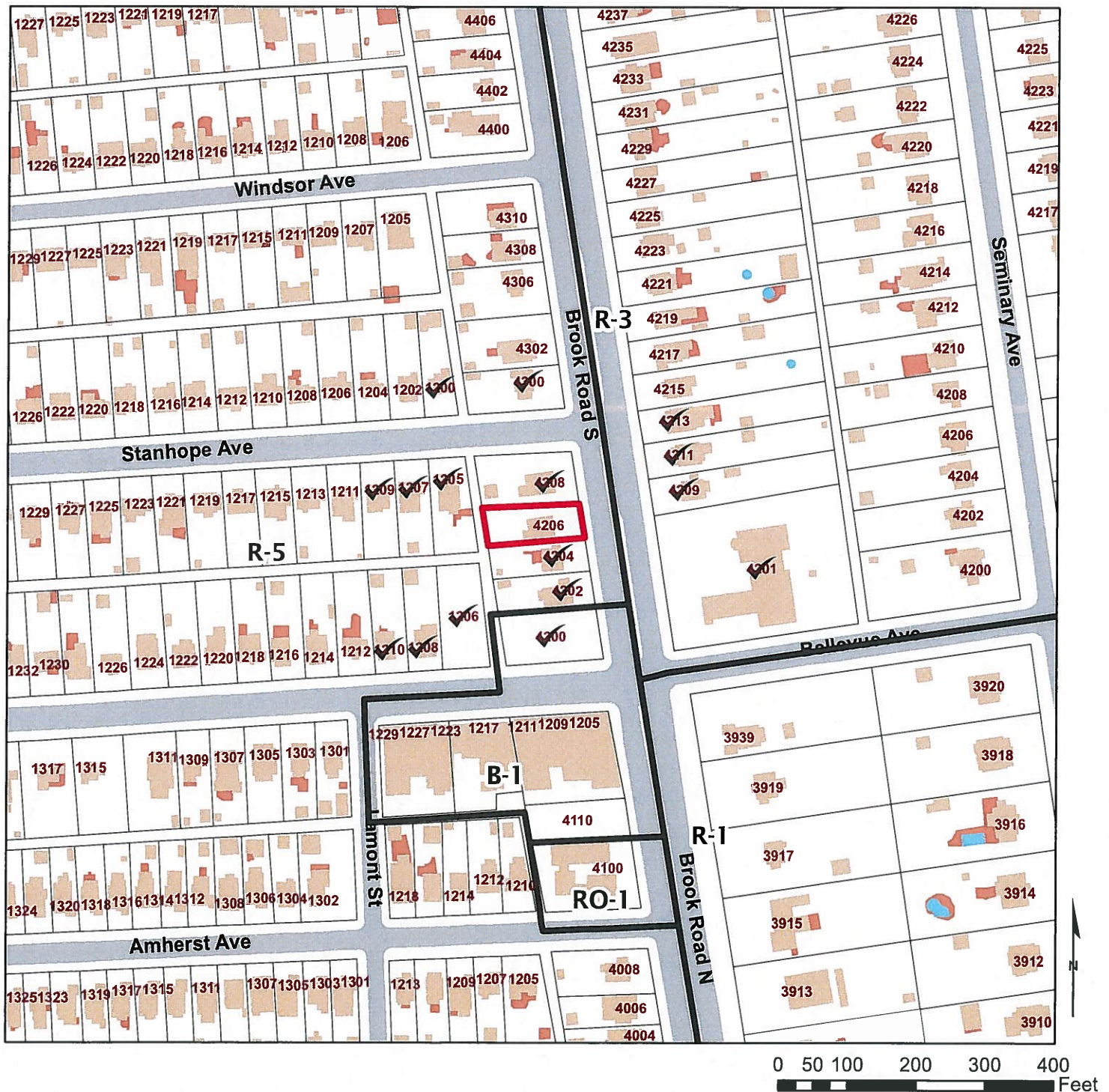
BOARD OF ZONING APPEALS CASE BZA 13-2020
150' Buffer

APPLICANT(S): Tom Hanrahan

PREMISES: 4206 Brook Road
(Tax Parcel Number N000-2346/018)

SUBJECT: A building permit to enlarge an existing second floor porch, replace a stair, and construct a first floor deck to a nonconforming two-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-800.1
of the Zoning Ordinance for the reason that:
The nonconforming use 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 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/civicasassociationgroupinformation.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.

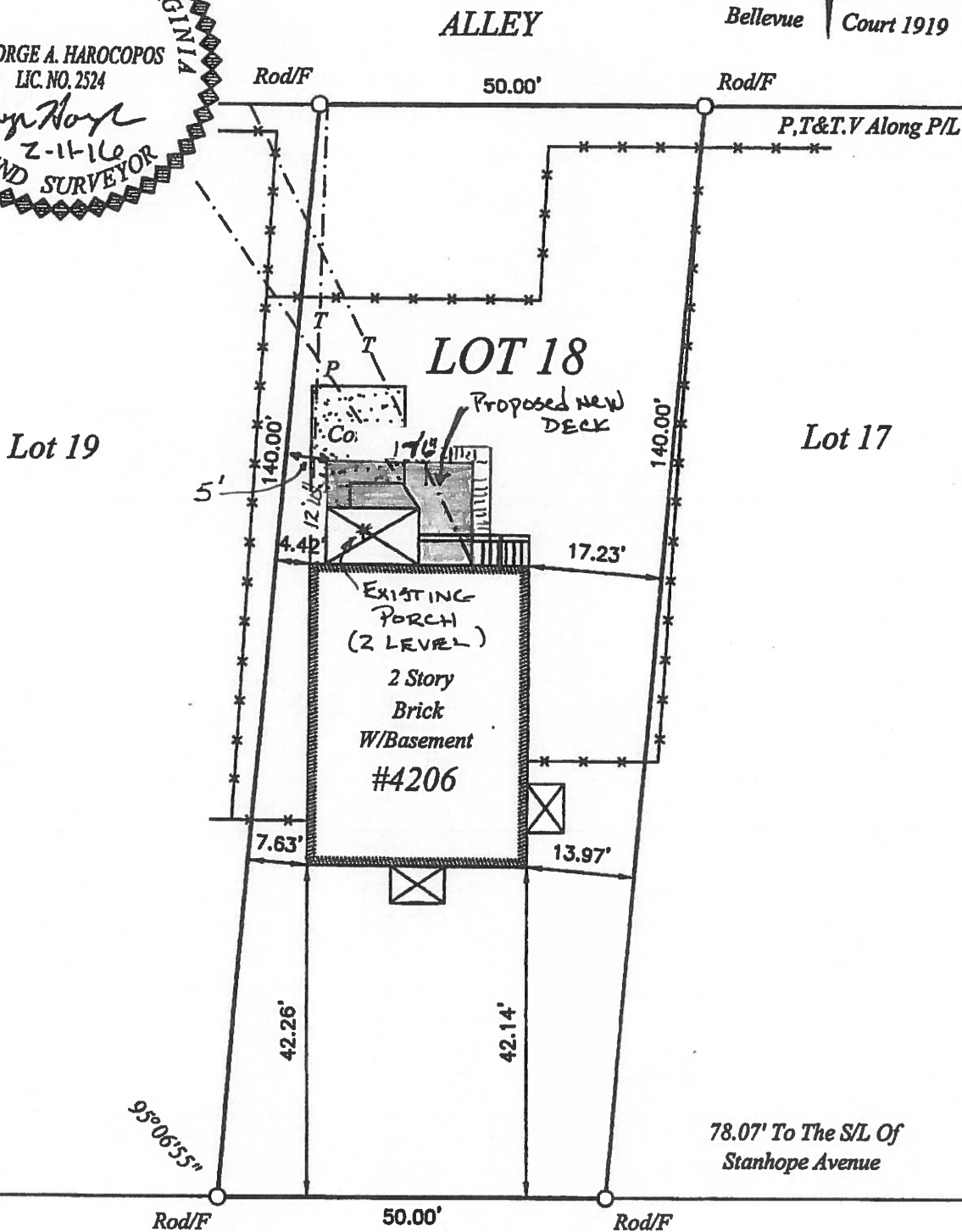
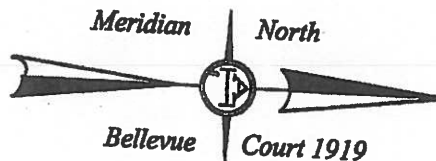
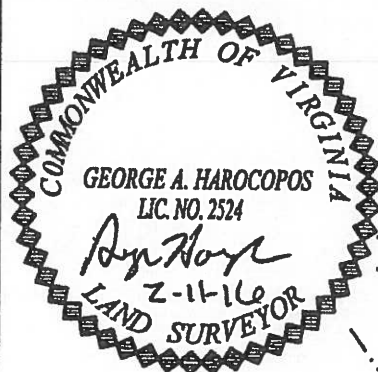
Acknowledgement of Receipt by Applicant or Authorized Agent. 

(Revised: 4/28/16)

I made an accurate field survey of the known premises shown hereon; that all improvements 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 shown hereon.

TO BE IN FEMA FLOOD ZONE
X AS SHOWN ON HUD
COMMUNITY PANEL NUMBERS
5101290029D

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



BROOK ROAD

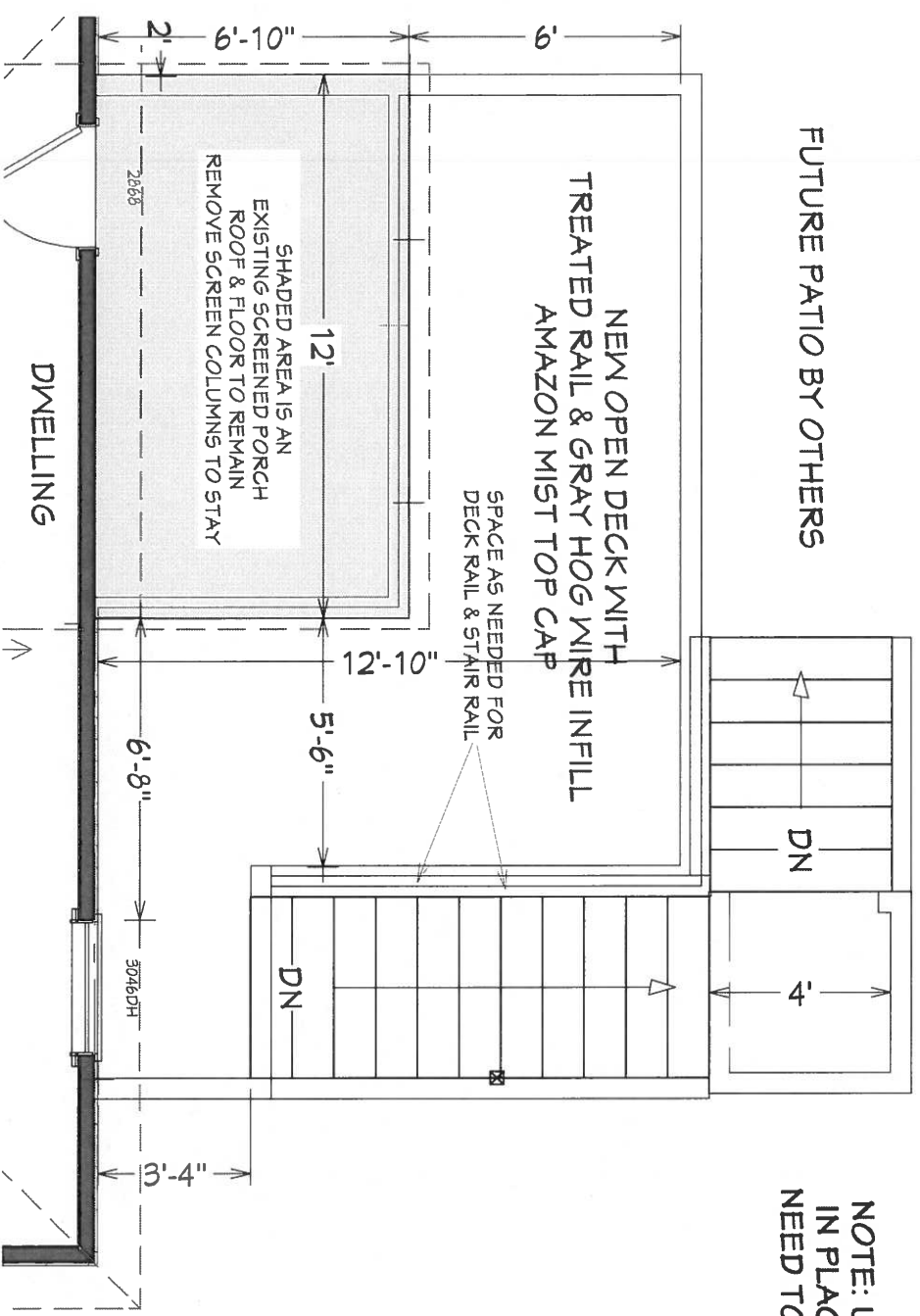
SCALE 1" = 20'

SURVEY OF
LOT 18 BLOCK A BELLEVUE COURT

HANRAHAN PROJECT PLAN VIEW COMPOSITE DECK WITH TREATED RAILS

SCALE 1/4" = 1'

FUTURE PATIO BY OTHERS



NOTE: USING AMAZON MIST TOP CAP
IN PLACE OF 2X6 CHANGES RAIL 1/2"
NEED TO ADJUST 4X4'S ACCORDINGLY

TOM & JENNIFER HANRAHAN
4206 BROOK ROAD
RICHMOND, VA 23227
804-543-5677
HANRAHAN510@GMAIL.COM



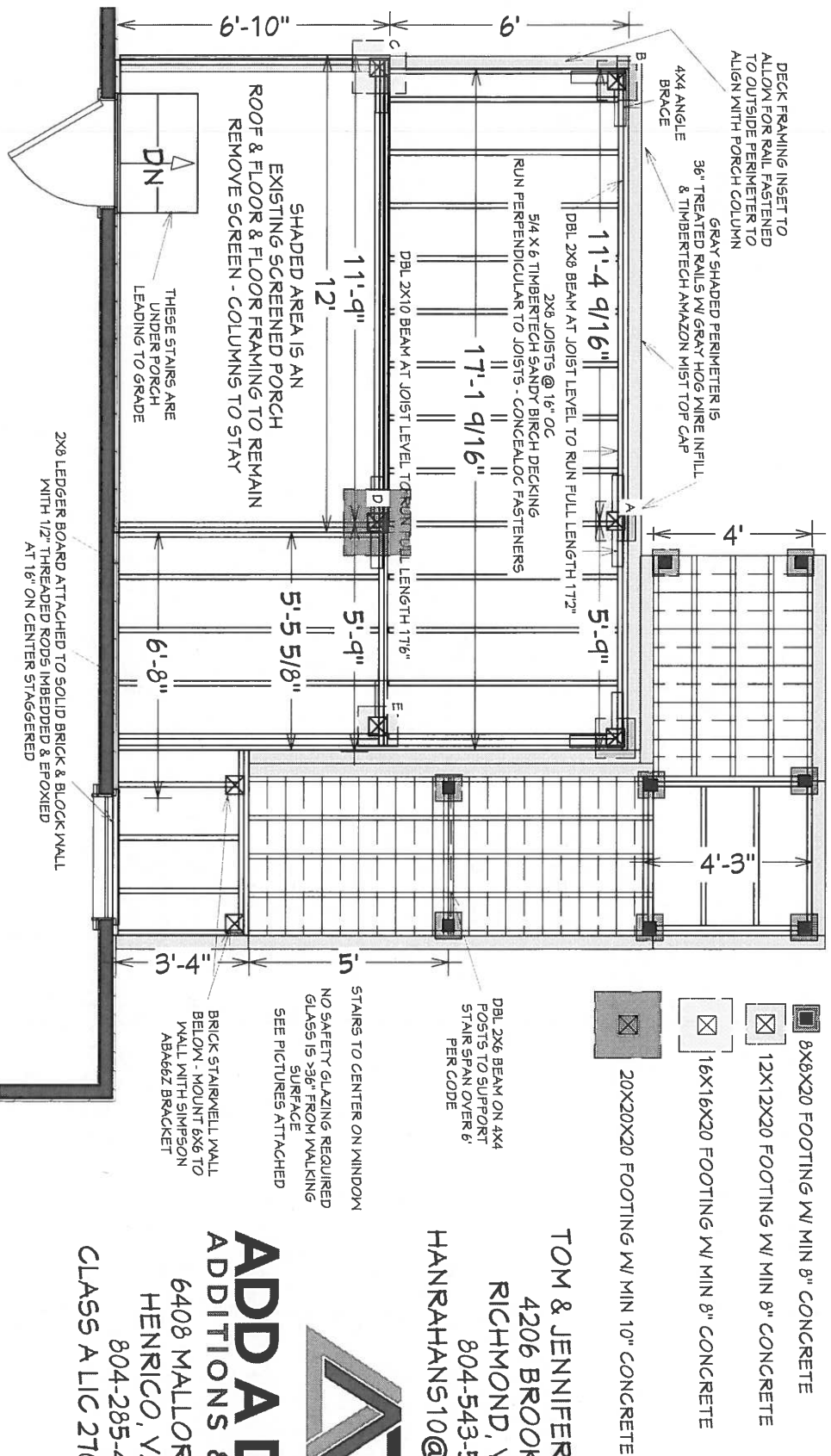
ADD A DECK
ADDITIONS & DECKS
6408 MALLORY DRIVE
HENRICO, VA 23226
804-285-4239
CLASS A LIC 2701-033201A

HANRAHAN FRAMING PLAN VIEW COMPOSITE DECK WITH TREATED RAILS

SCALE 1/4" = 1'

DECK SPECS

- *6X6 POSTS WITH MIN 12 X 12 X 20 FOOTING W/ MIN 8" CONCRETE (OR AS NOTED).
- *DBL 2X8 & DBL 2X10 BEAMS AS NOTED
- *2X8 JOISTS AT 16" OC FOR PERPENDICULAR DECKING
- *5/4X6 TIMBERTECH SANDY BIRCH DECKING FASTENED W/ CONCEALOC HIDDEN FASTENERS
- *36" TREATED RAILS WITH 4X4 POSTS; 2X4 STRINGERS; GRAY HOG WIRE INFILL; TIMBERTECH TROPICAL SERIES AMAZON MIST TOP CAP; SPACES <4"
- *STAIRS TO HAVE 2X12 STRINGERS AT 12" OC; DBL DECK BOARD TREAD; CLOSED RISERS; 4X4 POSTS SET IN CONCRETE AT BASE OF STEPS AND SUPPORT MID-WAY AS SHOWN
- *RAILS BOTH SIDES OF STEPS WITH SECONDARY HAND RAIL ON ONE SIDE.



TOM & JENNIFER HANRAHAN
4206 BROOK ROAD
RICHMOND, VA 23227
804-543-5677
HANRAHANS10@GMAIL.COM



ADD A DECK
ADDITIONS & DECKS

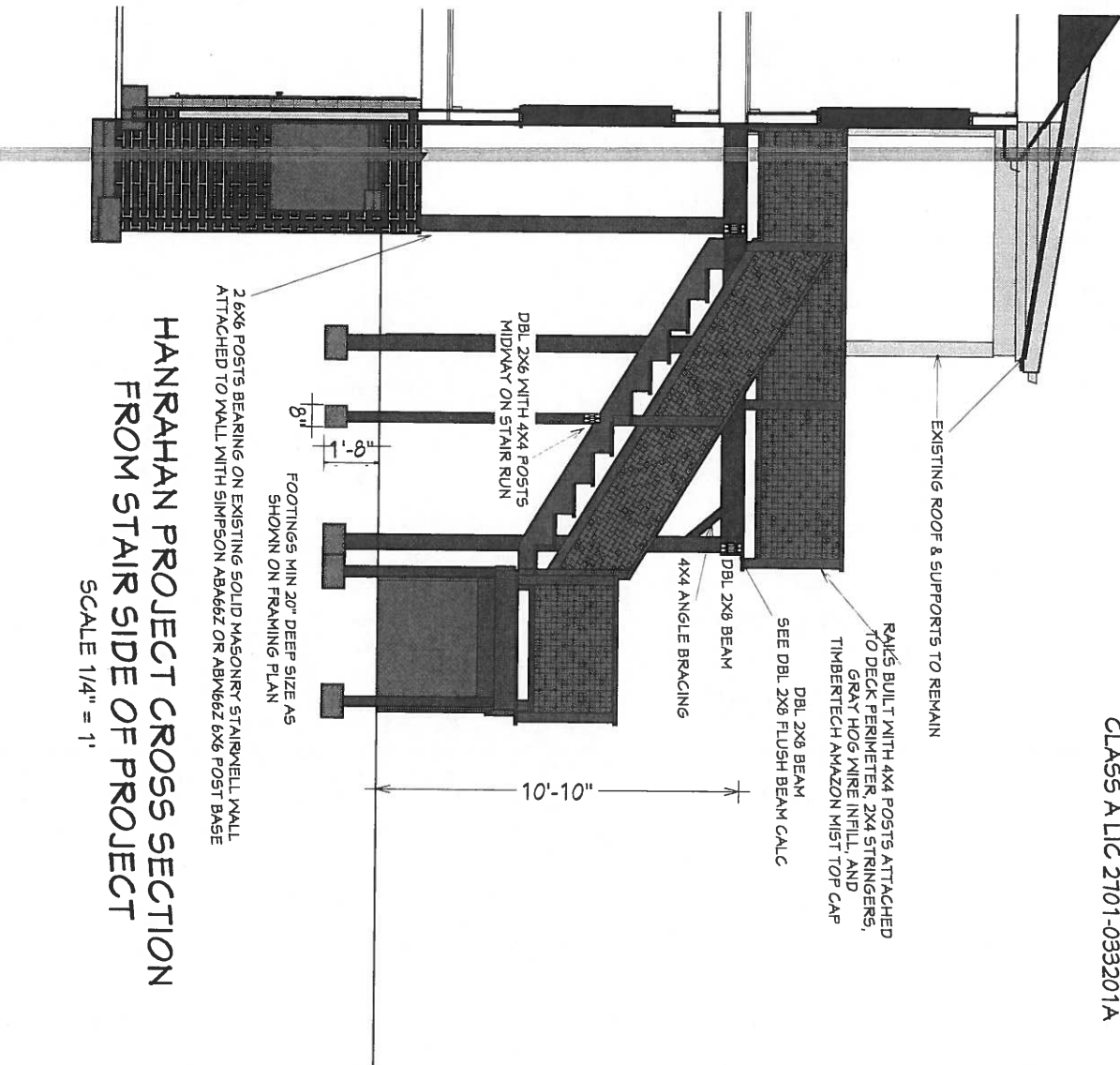
6408 MALLORY DRIVE
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CLASS A LIC 2701-033201A

TOM & JENNIFER HANRAHAN
4206 BROOK ROAD
RICHMOND, VA 23227
804-543-5671
HANRAHANS10@GMAIL.COM



ADD A DECK
ADDITIONS & DECKS
6408 MALLORY DRIVE
HENRICO, VA 23226
804-285-4234
CLASS A LIC 2701-033201A



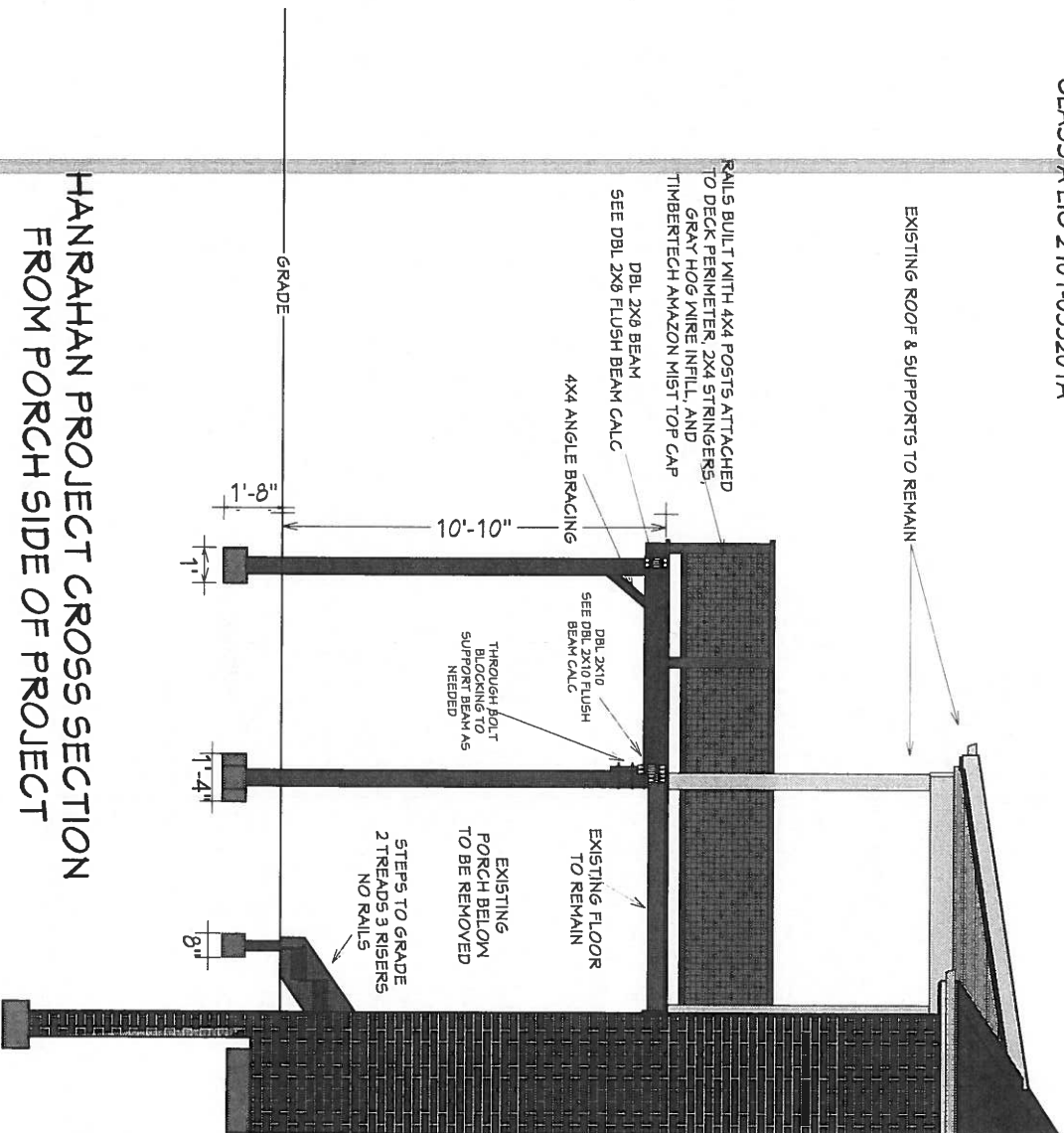
**HANRAHAN PROJECT CROSS SECTION
FROM STAIR SIDE OF PROJECT**
SCALE 1/4" = 1'



ADD A DECK

ADDITIONS & DECKS
6408 MALLORY DRIVE
HENRICO, VA 23226
804-285-4239
CLASS A LIC 2701-033201A

TOM & JENNIFER HANRAHAN
4206 BROOK ROAD
RICHMOND, VA 23227
804-543-5671
HANRAHAN510@GMAIL.COM



HANRAHAN PROJECT CROSS SECTION FROM PORCH SIDE OF PROJECT

SCALE 1/4" = 1'

