



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

March 8, 2021

Eric Burfeind  
118 Granite Avenue  
Richmond, VA 23226

To Whom It May Concern:

RE: **BZA 16-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, April 7, 2021 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-232 to consider an application for a building permit to construct an addition (298 sq. ft.) on the rear of an existing single-family detached dwelling at 118 GRANITE AVENUE (Tax Parcel Number W020-0185/023), located in an R-4 (Single-Family Residential) District.

Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 956 320 039# beginning at 1:00 p.m. 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 2021 drop-down, click meeting details for April 7, 2021 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 [William.Davidson@richmondgov.com](mailto:William.Davidson@richmondgov.com) for assistance. In accordance with Ordinance No. 2020-232, please be advised that an inability to access one of the enumerated public hearing through video means shall not be considered a prerequisite for participating in the subject public hearing. It will be necessary for you to stay on the line until such time as your case is called. 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.

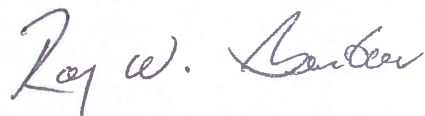
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 16-2021  
Page 2  
March 8, 2021

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/civicasociationgroupinformatio n.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. 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 dark ink, appearing to read "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

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.

117 Granite Avenue Series Of Spider  
Properties Trust  
3 W Glenbrook Cir  
Henrico, VA 23229

Andrews Joseph Jr And Phoebe C  
113 Granite Ave  
Richmond, VA 23226

Bryan Hugh Mclellan Iv And Elizabeth M  
117 Libbie Ave  
Richmond, VA 23226

Carreras Rejena Trustee Rejena Carreras  
Trust  
4704 Monument Ave  
Richmond, VA 23230

Granite Real Estate Company LLC  
5701 Grove Ave  
Richmond, VA 23226

Holland Michael And Maroney Thomas  
3406 Monument Ave  
Richmond, VA 23220

Innes Philip L And Sarah Gray  
4525 Leonard Pkwy  
Richmond, VA 23221

Lamberti James P And Sandra M  
2907 Melanie Lane  
Oakton, VA 22124

Lancaster Custom Builder Inc  
Po Box 18372  
Richmond, VA 23226

Lee Matthew H And Kate E  
108 Granite Ave  
Richmond, VA 23226

Libbie Grove Partners LLC  
P.o. Box 13470  
Richmond, VA 23225

Lindsey Cary H And Karen M  
106 1/2 Granite Ave  
Richmond, VA 23226

Magarity John P And Sarah M  
115 Libbie Ave  
Richmond, VA 23226

Manakin Holdings LLC  
11201 Patterson Ave  
Henrico, VA 23238

Martin Laura D  
121 Granite Ave  
Richmond, VA 23226

Muhleman Properties LLC  
5701 Grove Ave  
Richmond, VA 23226

Murray Robert P And Diane R  
499 N Wakefield St  
Arlington, VA 22203

Toepp Alison Ross Wickizer  
118 1/2 Granite Ave  
Richmond, VA 23226

Villani Anthony J Jr  
119 Libbie Ave  
Richmond, VA 23226

Waymack Stuart A & Margaret C  
112 Granite Ave  
Richmond, VA 23226

**Property: 118 Granite Ave Parcel ID: W0200185023****Parcel**

**Street Address:** 118 Granite Ave Richmond, VA 23226-  
**Owner:** BURFEIND ERIC J AND ELIZABETH  
**Mailing Address:** 118 GRANITE AVE, RICHMOND, VA 2322600000  
**Subdivision Name :** WESTVIEW  
**Parent Parcel ID:**  
**Assessment Area:** 102 - Saint Christophers  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-4 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2021  
**Land Value:** \$105,000  
**Improvement Value:** \$510,000  
**Total Value:** \$615,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 6650  
**Acreage:** 0.153  
**Property Description 1:** WESTVIEW PTL39  
**Property Description 2:** 0035.00X0190.00 0000.000  
**State Plane Coords( ?):** X= 11767632.000008 Y= 3733311.500022  
**Latitude:** 37.57197022 , **Longitude:** -77.51737845

**Description**

**Land Type:** Residential Lot C  
**Topology:**  
**Front Size:** 35  
**Rear Size:** 190  
**Parcel Square Feet:** 6650  
**Acreage:** 0.153  
**Property Description 1:** WESTVIEW PTL39  
**Property Description 2:** 0035.00X0190.00 0000.000  
**Subdivision Name :** WESTVIEW  
**State Plane Coords( ?):** X= 11767632.000008 Y= 3733311.500022  
**Latitude:** 37.57197022 , **Longitude:** -77.51737845

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$105,000	\$510,000	\$615,000	Reassessment
2020	\$105,000	\$373,000	\$478,000	Reassessment
2019	\$95,000	\$349,000	\$444,000	Reassessment
2018	\$95,000	\$331,000	\$426,000	Reassessment
2017	\$84,000	\$333,000	\$417,000	Reassessment
2016	\$84,000	\$322,000	\$406,000	Reassessment
2015	\$84,000	\$315,000	\$399,000	Reassessment
2014	\$82,000	\$314,000	\$396,000	Reassessment
2013	\$82,000	\$314,000	\$396,000	Reassessment
2012	\$82,000	\$314,000	\$396,000	Reassessment
2011	\$82,000	\$322,000	\$404,000	CarryOver
2010	\$82,000	\$322,000	\$404,000	Reassessment
2009	\$82,000	\$322,400	\$404,400	Reassessment
2008	\$72,000	\$322,400	\$394,400	Reassessment
2007	\$72,000	\$322,400	\$394,400	Reassessment
2006	\$39,700	\$322,400	\$362,100	Reassessment
2005	\$32,800	\$322,400	\$355,200	Reassessment
2004	\$31,200	\$307,000	\$338,200	Reassessment
2003	\$28,900	\$76,000	\$104,900	Reassessment
2002	\$24,900	\$65,500	\$90,400	Reassessment
2001	\$25,300	\$85,300	\$110,600	Reassessment
2000	\$22,000	\$102,100	\$124,100	Reassessment
1998	\$22,000	\$92,800	\$114,800	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/15/2020	\$690,750	OGDEN DARLENE S	ID2020-15250	1 - VALID SALE-Valid, Use in Ratio Analysis
01/21/2020	\$0	OGDEN DARLENE S AND	ID2020-1406	2 - INVALID SALE-Relation Between Buyer/Seller
10/09/2014	\$0	OGDEN DARLENE S AND	ID2014-17615	2 - INVALID SALE-Relation Between Buyer/Seller
10/02/2014	\$0	OGDEN DARLENE S	ID2014-17189	2 - INVALID SALE-Relation Between Buyer/Seller
12/30/2013	\$0	OGDEN BRUCE N & DARLENE S	IW2013-1378	2 - INVALID SALE-Relation Between Buyer/Seller
08/19/2003	\$405,000	LINDSEY CARY H & KAREN M	ID2003-31384	
05/18/2001	\$0	LINDSEY CARY H	ID2001-12175	
11/16/1999	\$90,000	JONES WILLIAM H	ID9900-31285	
03/24/1945	\$0	Not Available	00448-A0492	

**Planning**

**Master Plan Future Land Use:** R  
**Zoning District:** R-4 - Residential (Single Family)  
**Planning District:** Far West  
**Traffic Zone:** 1117  
**City Neighborhood Code:** WHMP  
**City Neighborhood Name:** Westhampton  
**Civic Code:**  
**Civic Association Name:** Tuckahoe Terrace Civic Association  
**Subdivision Name:** WESTVIEW

**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	2014	0504002	050400
1990	228	0504002	050400

**Schools**

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

**Public Safety**

**Police Precinct:** 3  
**Police Sector:** 311  
**Fire District:** 19  
**Dispatch Zone:** 058A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 1  
**Voter Precinct:** 102  
**State House District:** 68  
**State Senate District:** 10  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - R#200103-2Sty.F  
**Year Built:** 1920  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 7  
**Number Of Bed Rooms:** 3  
**Number Of Full Baths:** 2  
**Number Of Half Baths:** 1  
**Condition:** good for age  
**Foundation Type:** Full Crawl  
**1st Predominant Exterior:** Wood siding / Wood shake  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Gable  
**Roof Material:** Asphalt shingles  
**Interior Wall:** Drywall  
**Floor Finish:** Hardwood-std oak  
**Heating Type:** Forced hot air  
**Central Air:** Y  
**Basement Garage Car #:** 0  
**Fireplace:** Y  
**Building Description (Out Building and Yard Items) :** Residential Fencing

**Extension 1 Dimensions**

**Finished Living Area:** 1852 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 0 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 163 Sqft  
**Deck:** 255 Sqft

**Extension 2 Details**

**Extension Name:** R02 - det. garage/guesthouse  
**Year Built:** 2000  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 3  
**Number Of Bed Rooms:** 1  
**Number Of Full Baths:** 1  
**Number Of Half Baths:** 0  
**Condition:** good for age  
**Foundation Type:** None  
**1st Predominant Exterior:** Wood siding / Wood shake  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Gable  
**Roof Material:** Comp sh to 235#  
**Interior Wall:** Drywall  
**Floor Finish:** Stone  
**Heating Type:** Heat pump  
**Central Air:** Y  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and Yard Items) :** Residential Detached Garage

**Extension 2 Dimensions**

**Finished Living Area:** 660 Sqft

**Attic:** 0 Sqft

**Finished Attic:** 0 Sqft

**Basement:** 0 Sqft

**Finished Basement:** 0 Sqft

**Attached Garage:** 0 Sqft

**Detached Garage:** 550 Sqft

**Attached Carport:** 0 Sqft

**Enclosed Porch:** 0 Sqft

**Open Porch:** 0 Sqft

**Deck:** 0 Sqft



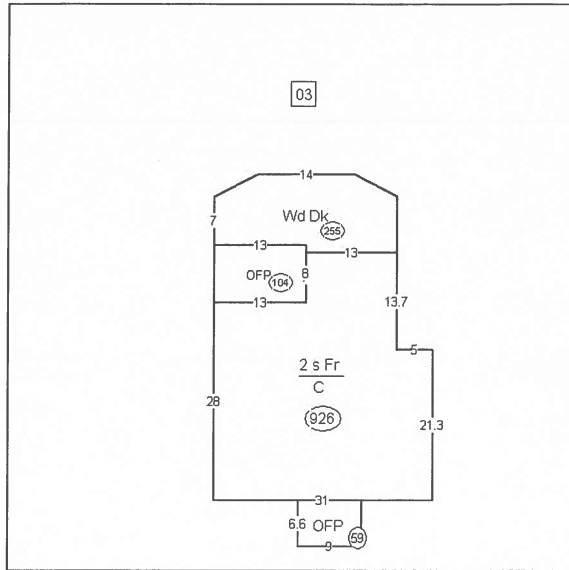
**Property Images**

Name:W0200185023 Desc:R01

[Click here for Larger Image](#)

**Sketch Images**

Name:W0200185023 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

OWNER: Eric Burfeind PHONE: (Home) ( ) (Mobile) (804) 316-7560  
ADDRESS 118 Granite Avenue FAX: ( ) (Work) ( )  
Richmond, VA 23226 E-mail Address: eebee63@gmail.com

### PROPERTY OWNER'S

REPRESENTATIVE: \_\_\_\_\_ PHONE: (Home) ( ) (Mobile) ( )  
(Name/Address) \_\_\_\_\_ FAX: ( ) (Work) ( )  
\_\_\_\_\_ E-mail Address: \_\_\_\_\_

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 118 Granite Avenue

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER \_\_\_\_\_

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-408.6

APPLICATION REQUIRED FOR: A building permit to construct a two hundred ninety-eight (298) square foot (building footprint) addition to a single-family detached dwelling.

TAX PARCEL NUMBER(S): W020-0185/023 ZONING DISTRICT: R-4 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot coverage requirement is not met. A maximum lot coverage of thirty percent (30%) is permitted; 31.94 % ± is proposed.

DATE REQUEST DISAPPROVED: December 18, 2020

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: January 13, 2021 TIME FILED: 3:45 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-085370-2020

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) 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: 2/25/21

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

CASE NUMBER: BZA 16-2021 HEARING DATE: April 7, 2021 AT 1:00 P.M.



BOARD OF ZONING APPEALS CASE BZA 16-2021  
150' Buffer

APPLICANT(S): Eric Burfeind

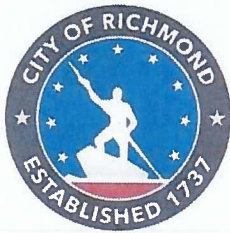
PREMISES: 118 Granite Avenue  
(Tax Parcel Number W020-0185/023)

SUBJECT: A building permit to construct an addition (298 sq. ft.) on the rear  
of an existing single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-408.6  
of the Zoning Ordinance for the reason that:  
The lot coverage requirement is not met.







## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

### CITY OF RICHMOND, VIRGINIA

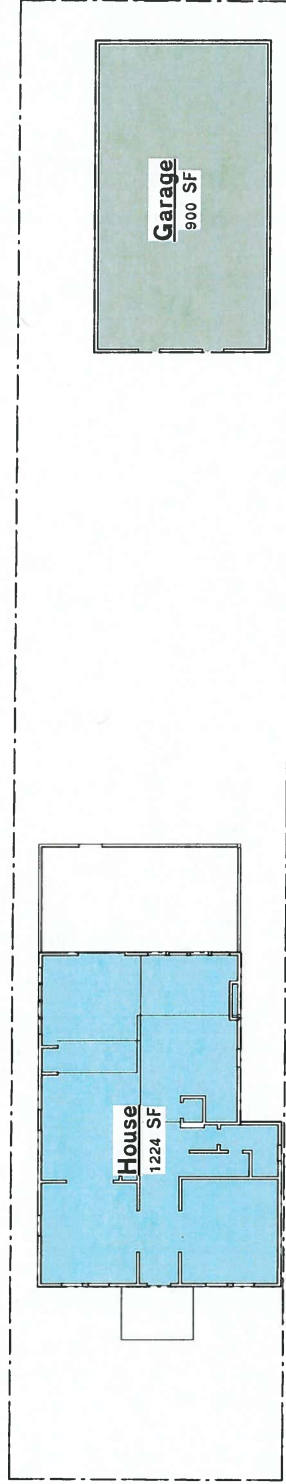
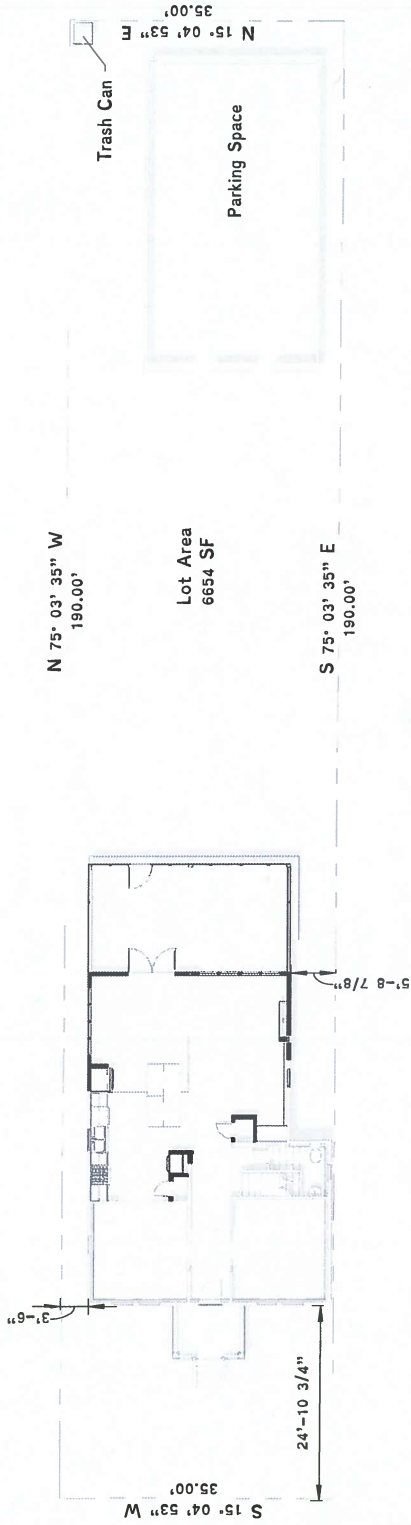
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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 (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](mailto: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: \_\_\_\_\_



### Lot Coverage Schedule

Name	Area Type	Area
Garage	Gross Building Area	900 SF
House	Gross Building Area	1224 SF
		2124 SF



**Obsidian, Inc.**  
 417 North 22nd Street  
 Richmond, VA 23223  
 804.647.1589  
 obsidianrva@gmail.com

**Site Plan**  
 118 Granite Avenue  
 Eric & Elizabeth Berfeind

rev. 1/12/21  
 January 6, 2021

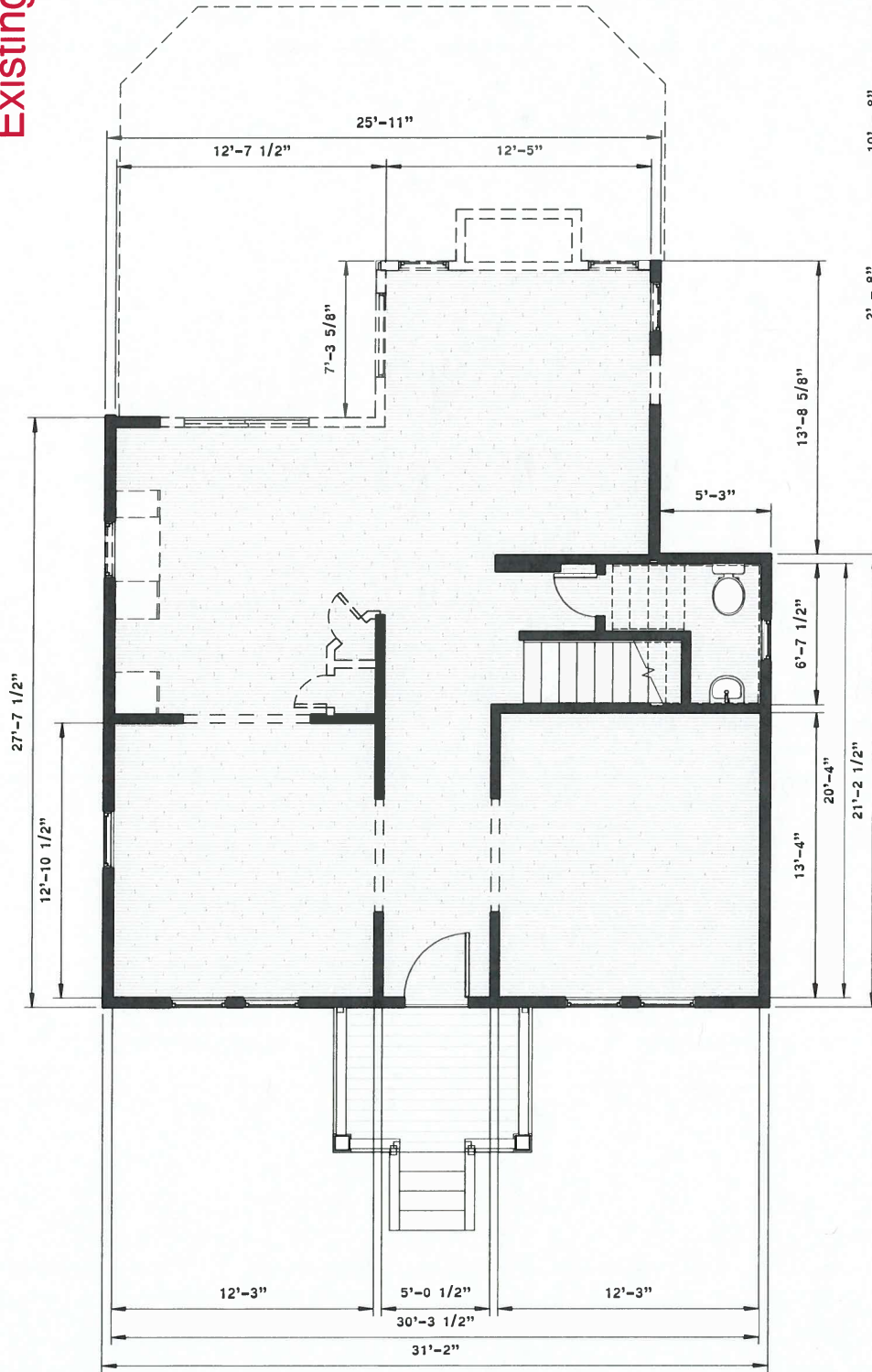
BZA-1



Rev.	Date	Description
1	1/11/21	Removed yard area



Existing

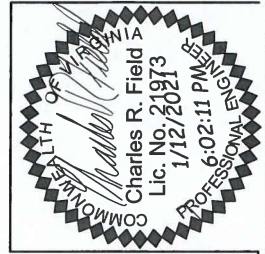
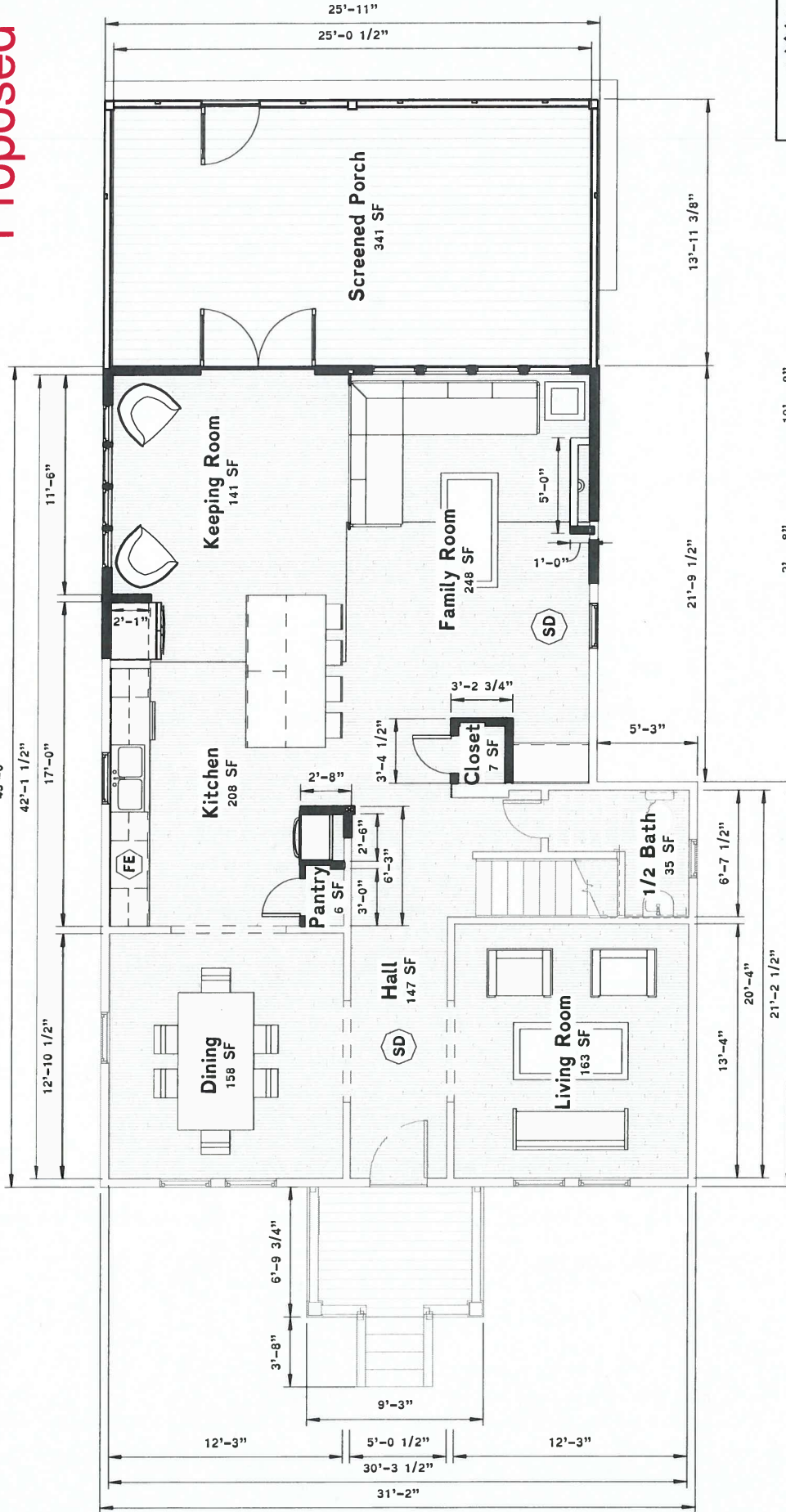


**1st Floor Plan**  
 118 Granite Avenue  
 Eric & Elizabeth Berfeind  
 rev. 1/12/21  
 January 26, 2021  
 BZA-2

**Obsidian, Inc.**  
 417 North 22nd Street  
 Richmond, VA 23223  
 804.647.1589  
 obsidianrva@gmail.com

Rev.	Date	Description
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Proposed



SCALE = 3/16" = 1'-0"

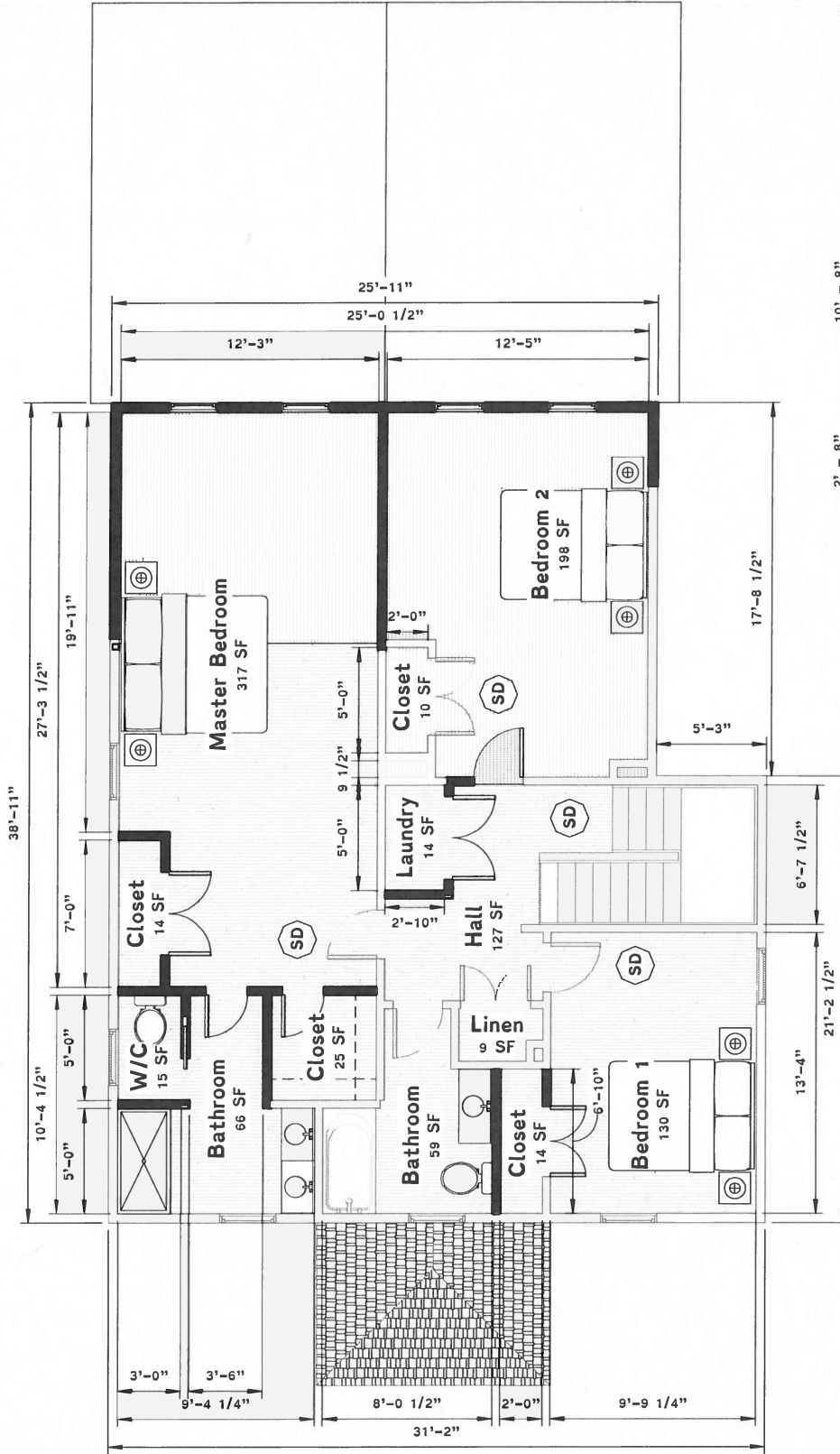
**Obsidian, Inc.**  
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Richmond, VA 23223  
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obsidianrva@gmail.com

**1st Floor Plan**  
118 Granite Avenue  
Eric & Elizabeth Berfeind  
rev. 1/12/21  
January 6, 2021

BZA-2

Rev.	Date	Description
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Richmond, VA 23223  
804.647.1589  
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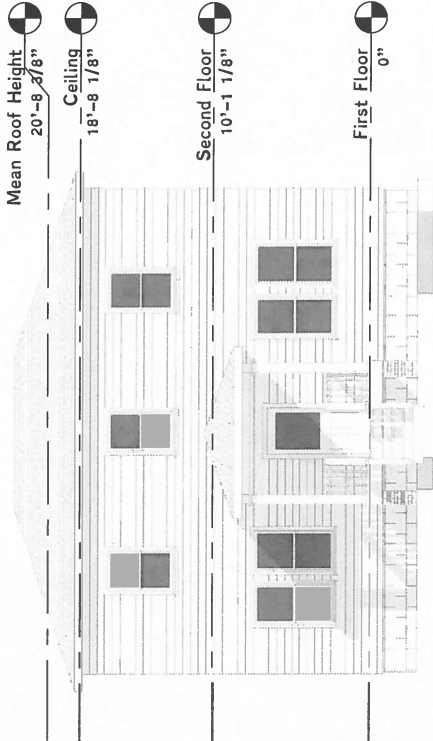
**2nd Floor Plan**  
118 Granite Avenue  
Eric & Elizabeth Berfeind

rev. 1/12/21  
January 6, 2021

BZA-3

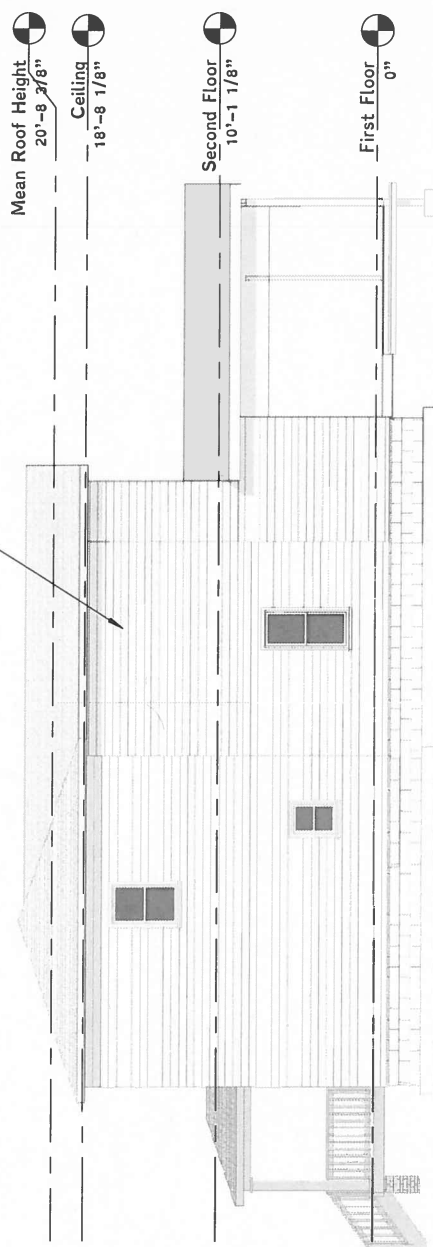
Rev.	Date	Description





2 Proposed South  
1/8" = 1'-0"

Hardiplank Siding



1 Proposed East  
1/8" = 1'-0"



**Obsidian, Inc.**  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

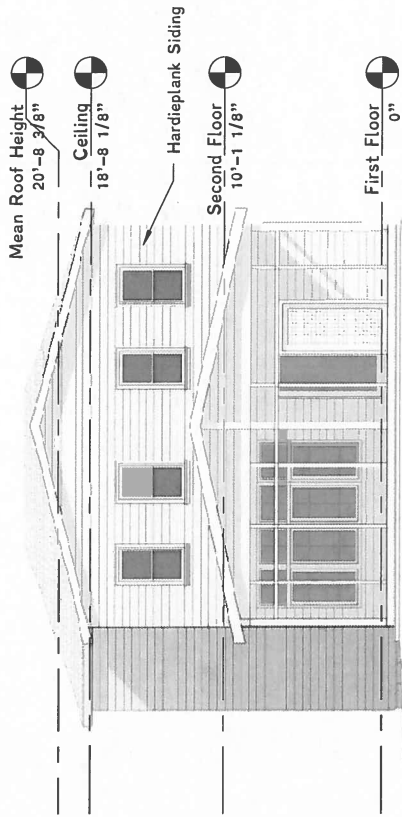
**Elevations**  
118 Granite Avenue  
Eric & Elizabeth Berfeind

rev. 1/12/21  
January 6, 2021

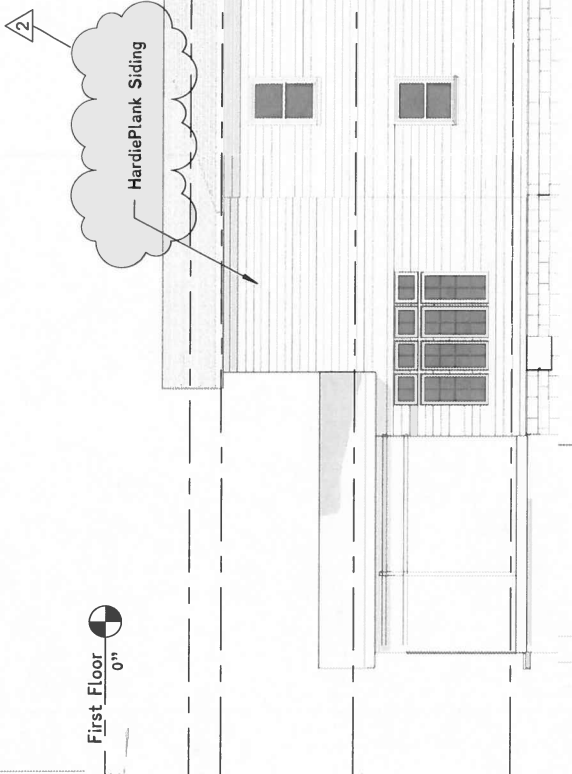
BZA-4



Rev.	Date	Description



1 Proposed North  
1/8" = 1'-0"



2 Proposed West  
1/8" = 1'-0"



**Obsidian, Inc.**  
417 North 22nd Street  
Richmond, VA 23223  
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obsidianrva@gmail.com

**Elevations**  
118 Granite Avenue  
Eric & Elizabeth Berfeind

rev. 1/12/21  
January 6, 2021

BZA-5



Rev.	Date	Description
2	1/12/21	Added hardiplank label