



Property (location of work)

Property Address: 1843 W Grace Street Richmond VA 23220 Current **Zoning:** R-46
Historic District: Richmond Fan Historic District

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

Propose adding a new garage with a small one bedroom studio apartment unit above the garage directly off the alley behind the existing three story property filling in a space where a brick garage originally existed when home was built in 1908. The current three story structure was subdivided into two 2BR apartments in the 1960s. +

Applicant/Contact Person: James M. Pociluyko

Company: James Pociluyko, AIA Architect
Mailing Address: 1843 W Grace Street Apartment B
City: Richmond State: VA Zip Code: 23220
Telephone: (804)399-7812
Email: jimpociluyko@hotmail.com
Billing Contact? Yes Applicant Type (owner, architect, etc.): Owner/Architect

Property Owner: James M. Pociluyko

If Business Entity, name and title of authorized signee: Private Owner
Mailing Address: 1843 W Grace Street Apartment B
City: Richmond State: VA Zip Code: 23220
Telephone: (816)399-7812
Email: jimpociluyko@hotmail.com
Billing Contact? Yes

****Owner must sign at the bottom of this page****

Acknowledgement of Responsibility

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required. Application materials should be prepared in compliance with zoning.

Property Owner Signature:  Date: 04/12/2024



CERTIFICATE OF APPROPRIATENESS

NEW CONSTRUCTION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on site.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 1843 W Grace Street Richmond VA 23220

NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

DRAWINGS (refer to required drawing guidelines)

- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

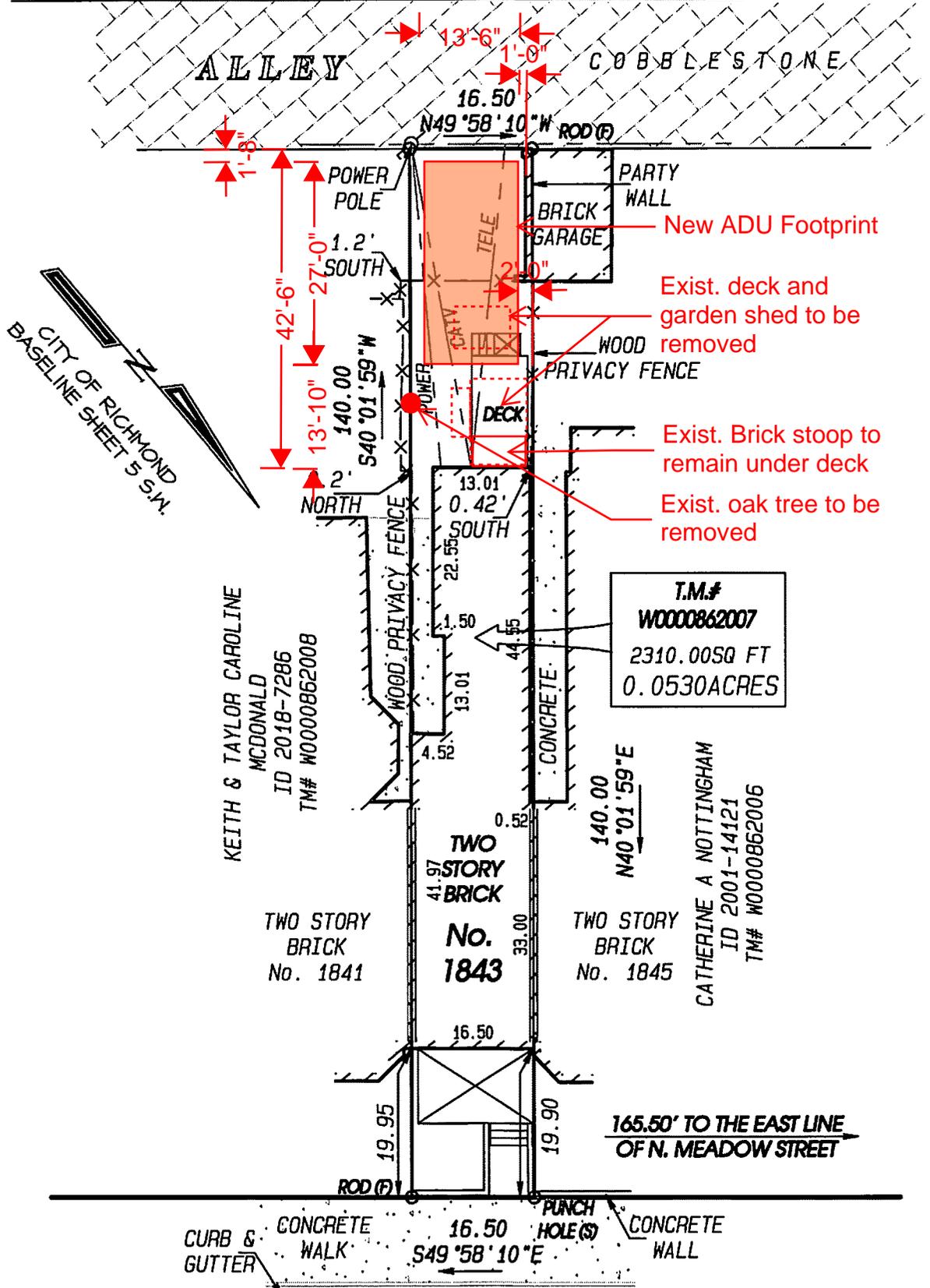
WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- material description; attach specification sheets if necessary

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- site as seen from street, from front and corners, include neighboring properties

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: GREGORY & KRISTIN CRANDALL ID 98-29735



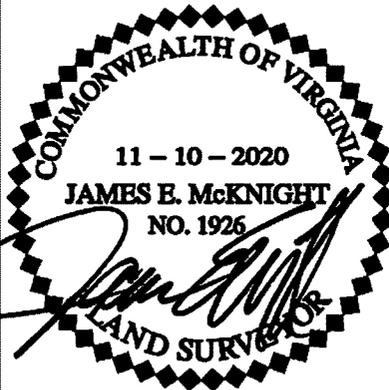
W. GRACE STREET

60' +/- R/W

PLAT SHOWING IMPROVEMENTS ON No. 1843 W. GRACE STREET, IN THE CITY OF RICHMOND, VIRGINIA.

PURCHASERS:
 JAMES M POCILUYKO &
 DEBRA K. POCILUYKO

THIS IS TO CERTIFY THAT ON NOVEMBER 10, 2020, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES 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. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS. SCALE: 1" = 30'



McKNIGHT & ASSOCIATES, P.C.
 LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

JOB NUMBER: 89082843



ALLEY CARRIAGE HOUSES
CONTEXT 1843 Grace Street



ALLEY CARRIAGE HOUSES
CONTEXT 1843 Grace Street



ALLEY CARRIAGE HOUSES
CONTEXT 1843 Grace Street



ALLEY PARKING SPACE



ALLEY PARKING SPACE



COURTYARD FACING NORTHWEST



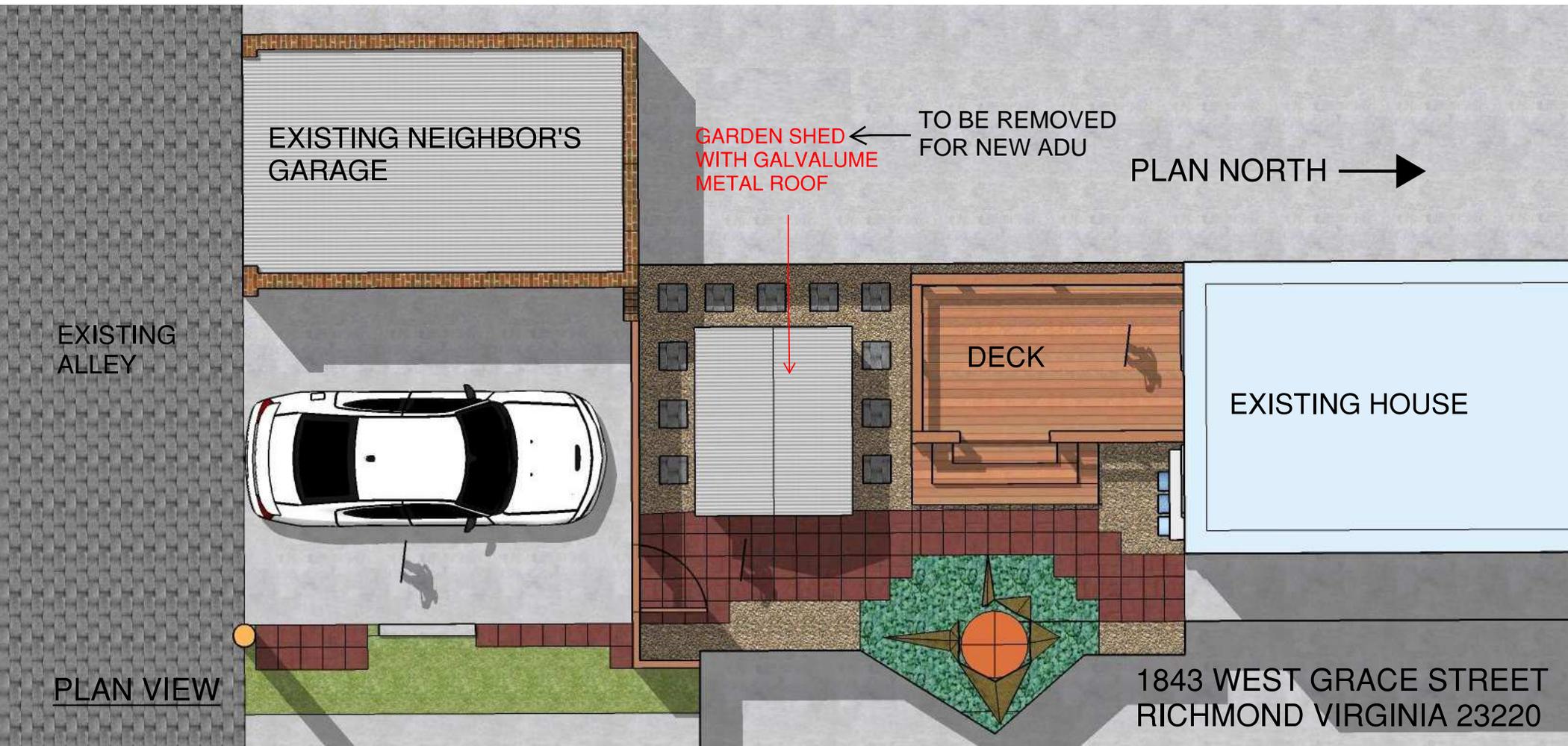
COURTYARD FACING NORTH



COURTYARD FACING SOUTH

EXISTING REAR PROPERTY

1843 WEST GRACE STREET
RICHMOND VIRGINIA 23220





EXIST. TREE AND FENCE TO BE REMOVED

NEW PROPOSED 6' X 8' WOOD SIDED GARDEN SHED 8'-6" HIGH TO PEAK AND SITS ON WD. FOUNDATION ON STONE BASE. CUSTOM PAINTED

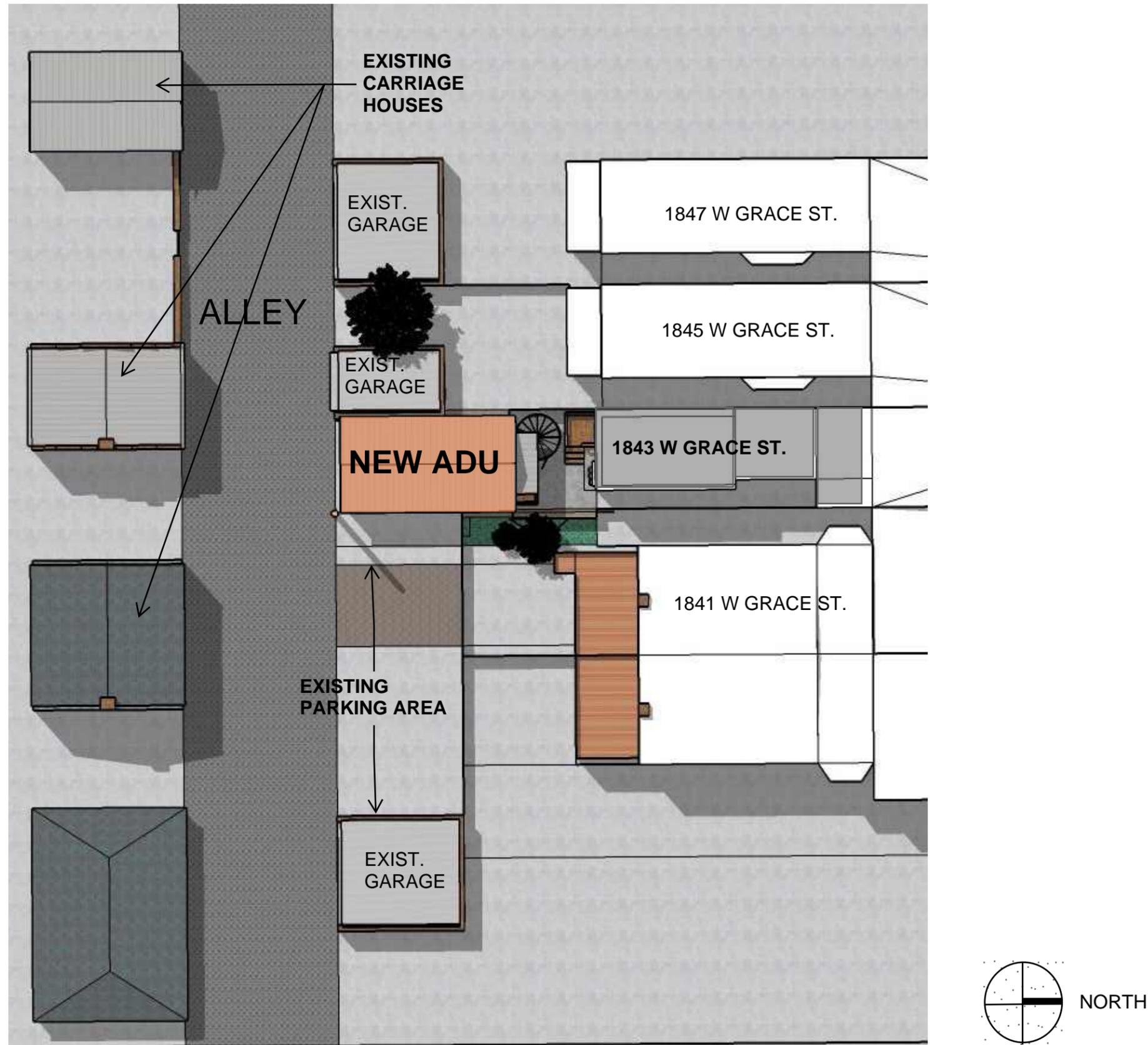
7'-2" HIGH WOOD REPLACEMENT FENCE AND GATE

TO BE REMOVED REFER TO SITE PLAN

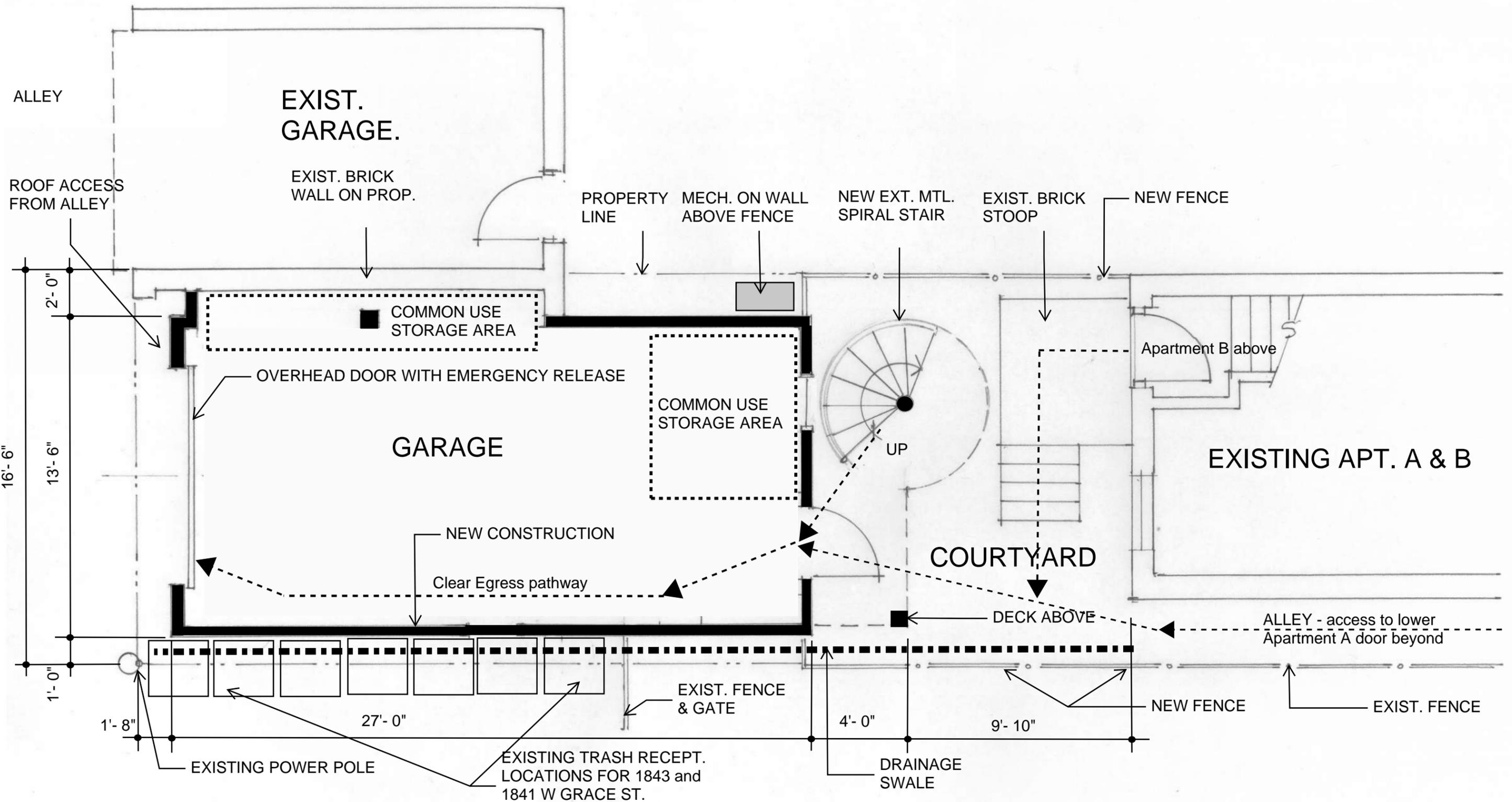
EXISTING ALLEY

AREAL VIEW

1843 WEST GRACE STREET
RICHMOND VIRGINIA 23220

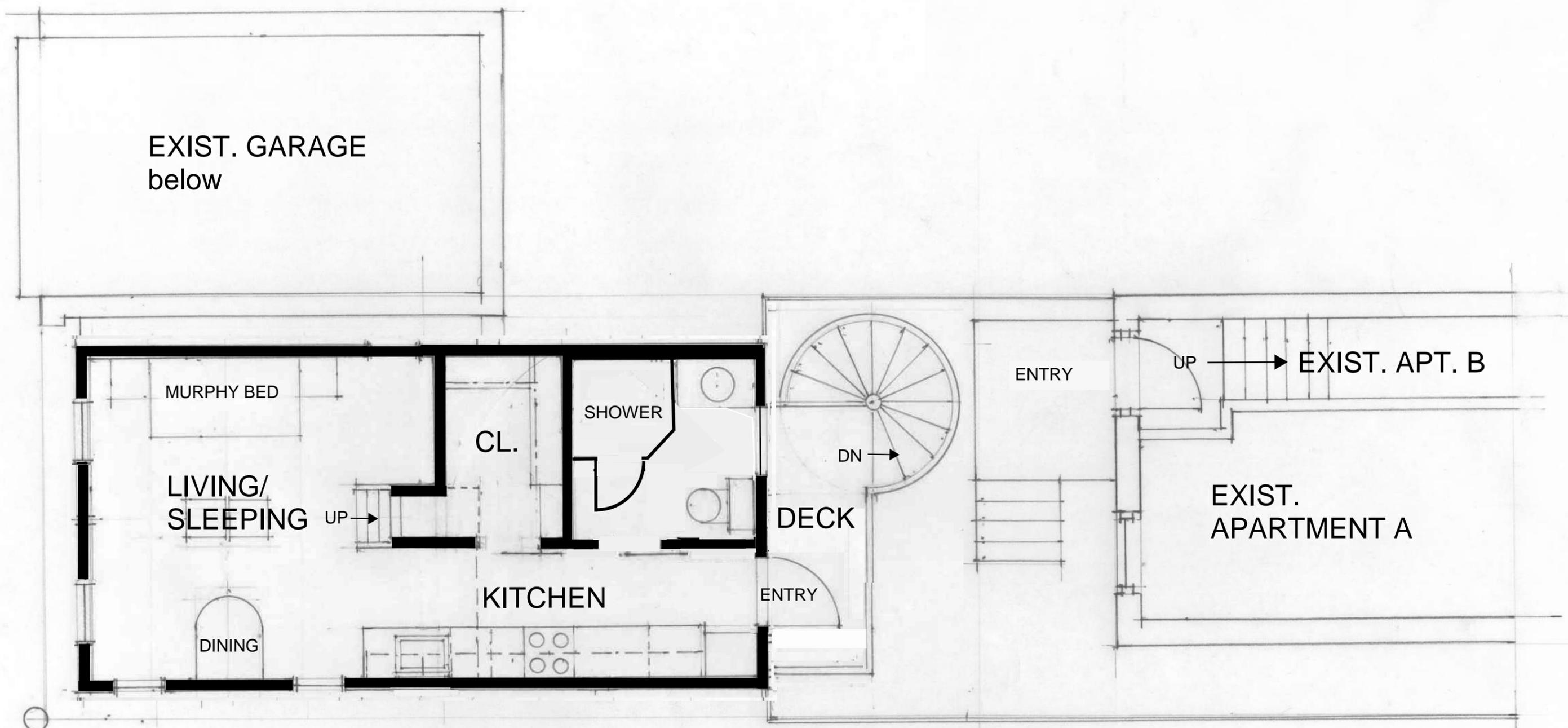


SITE PLAN VIEW - PROPOSED ADU APARTMENT & GARAGE
 1843 W GRACE ST.



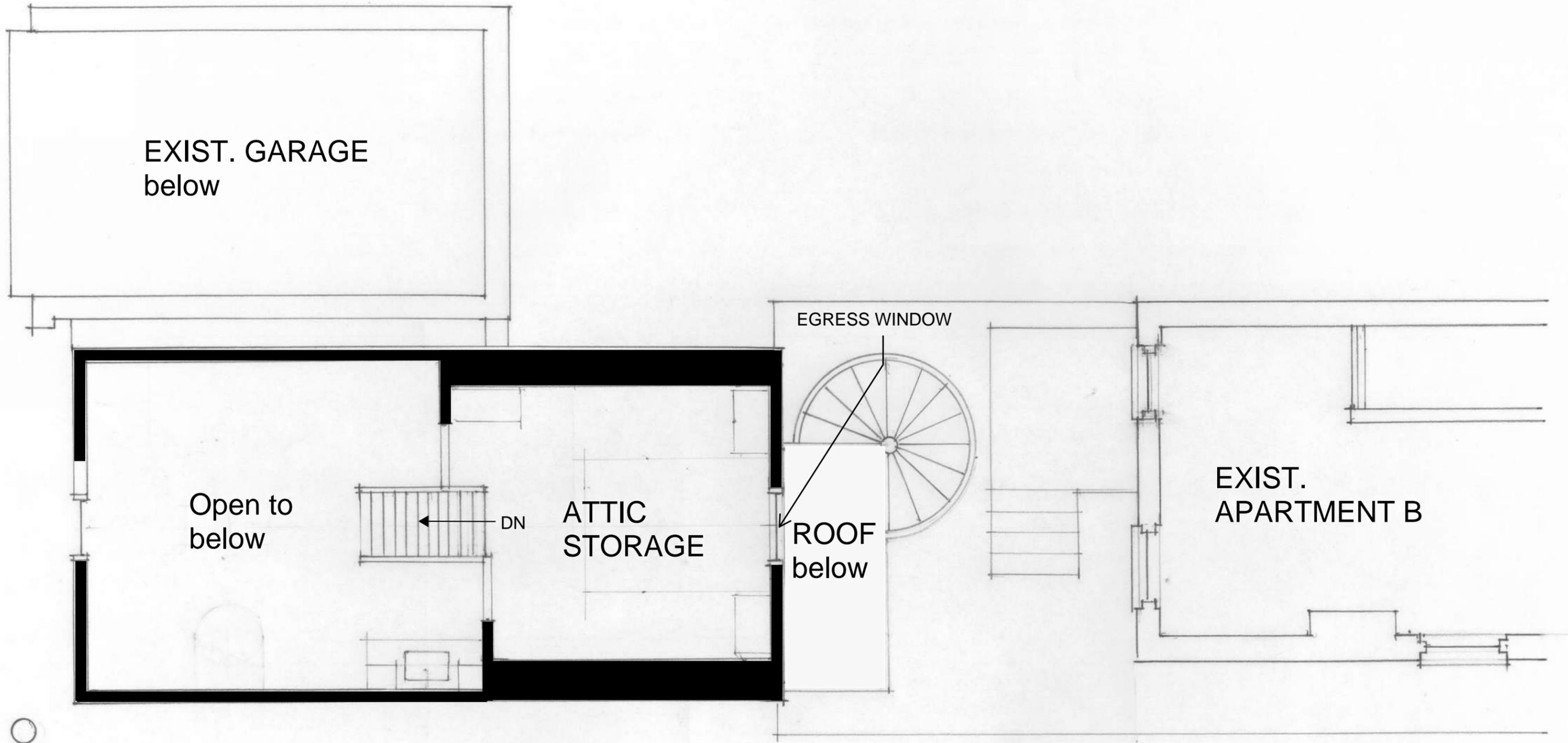
**GROUND FLOOR PLAN
1843 W GRACE ST.**





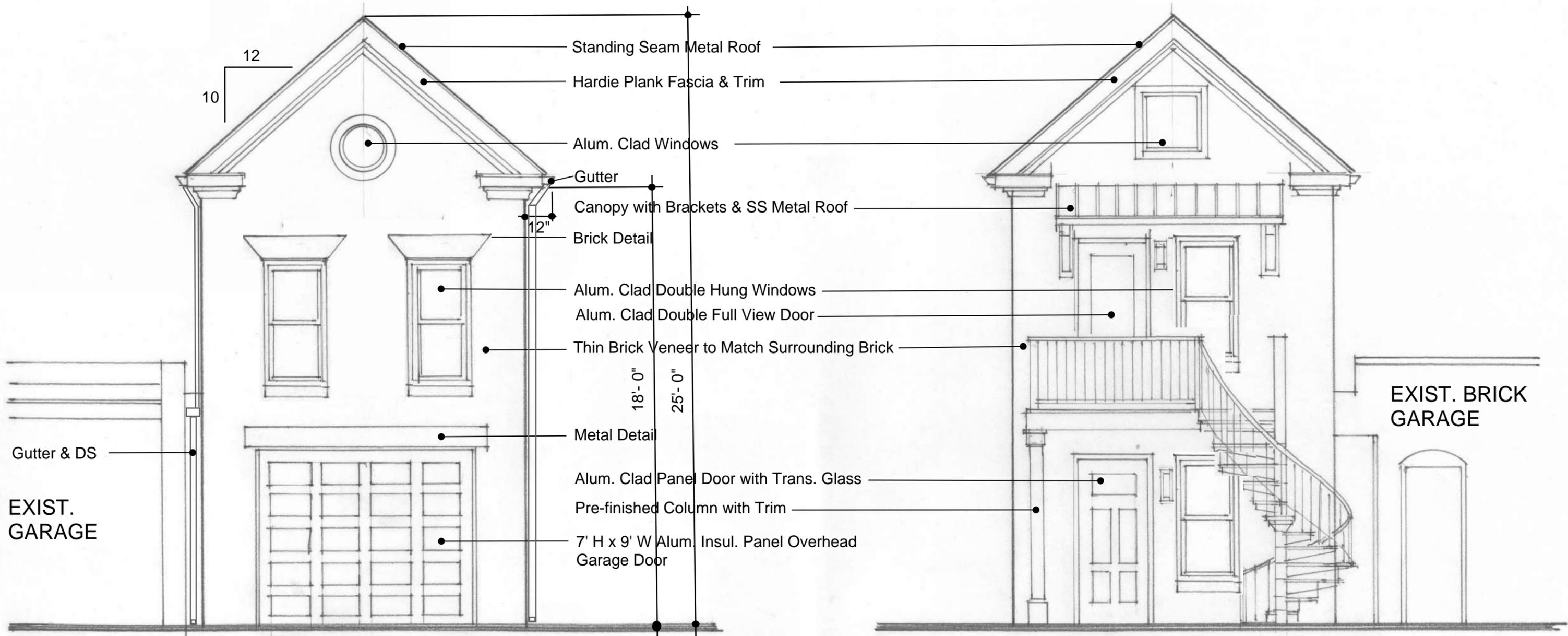
FIRST FLOOR PLAN
1843 W GRACE ST.





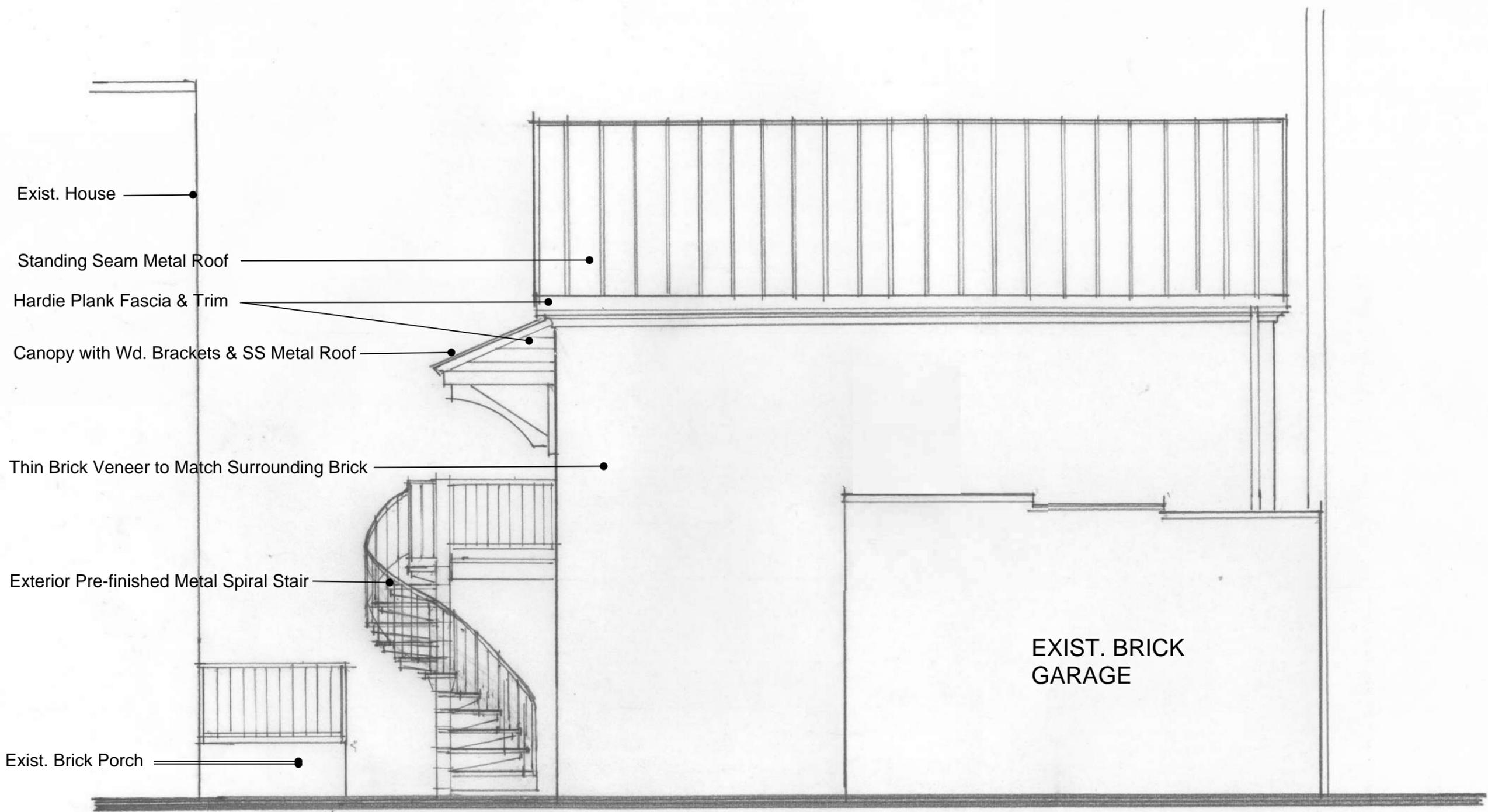
ATTIC PLAN
1843 W GRACE ST.



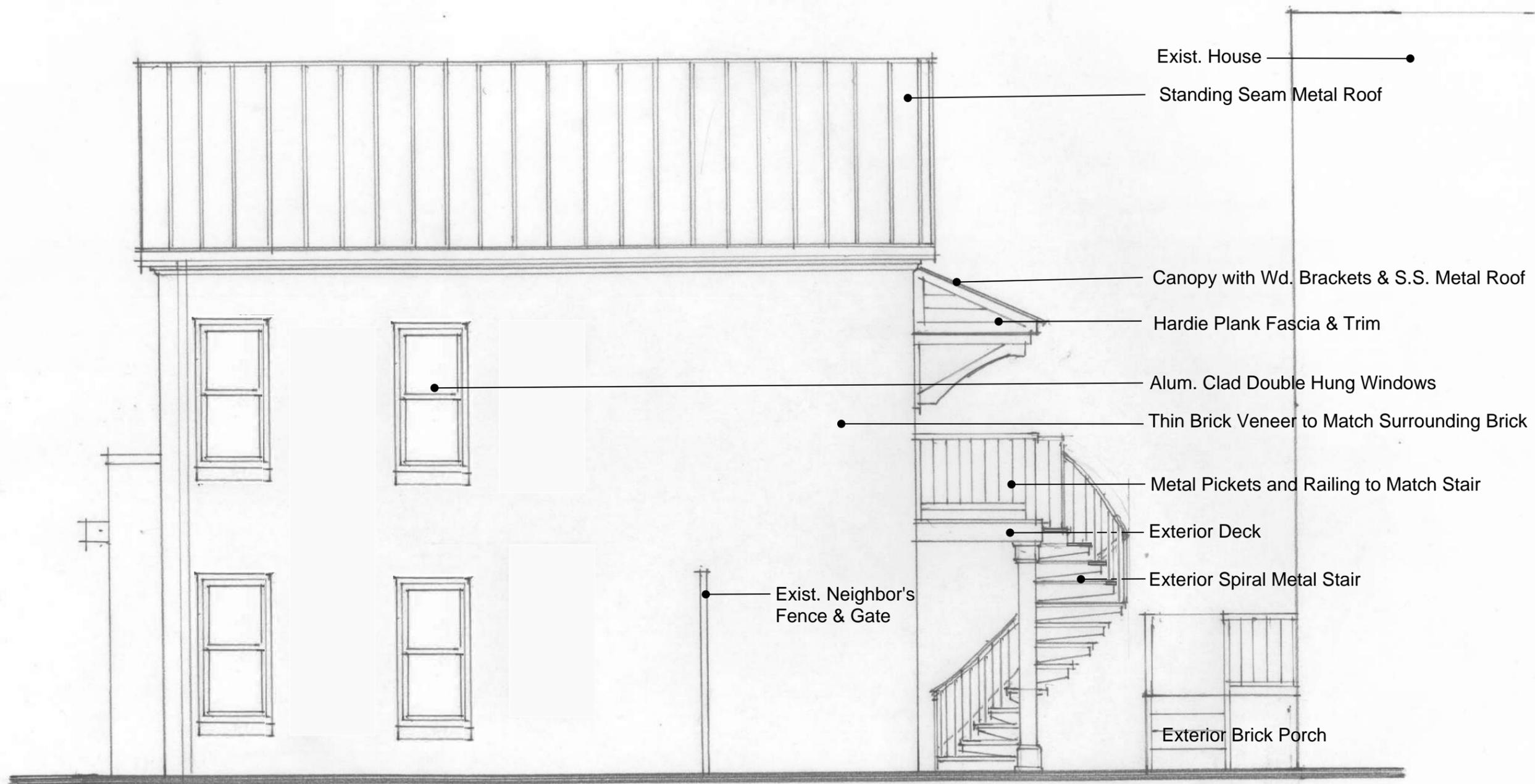


SOUTH ELEVATION ALLEY VIEW
1843 W GRACE ST.

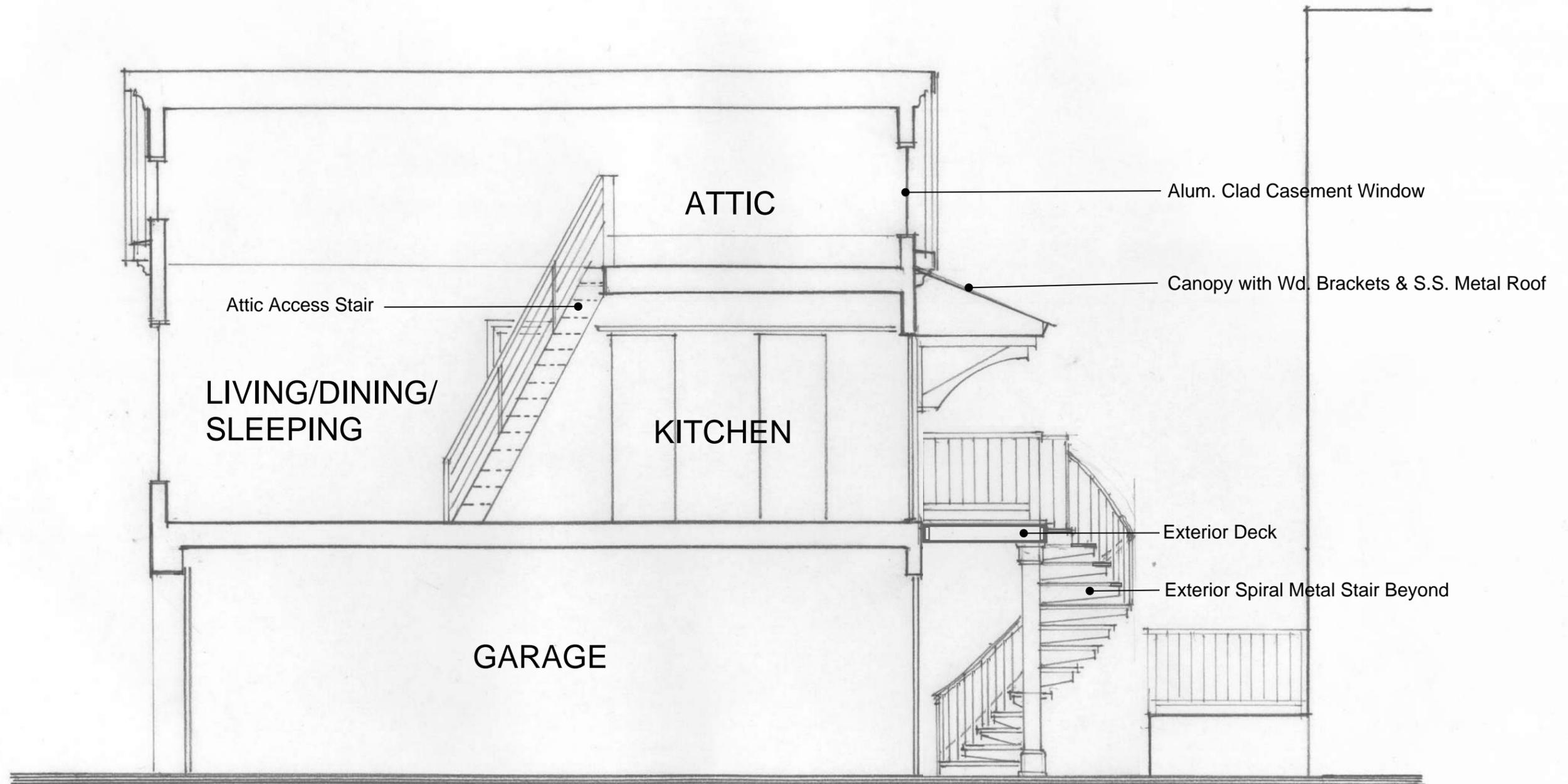
NORTH ELEVATION COURTYARD VIEW
1843 W GRACE ST.



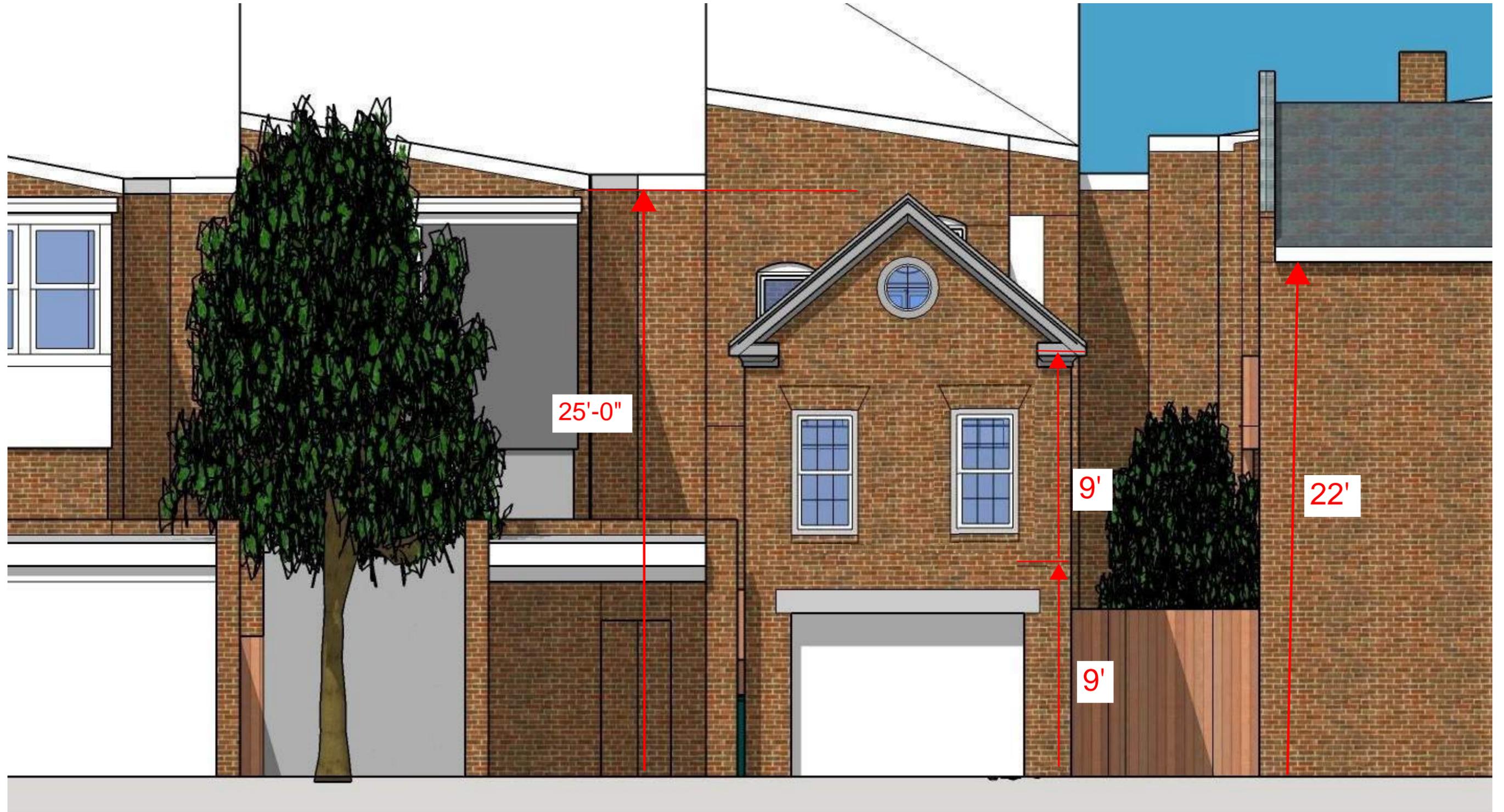
WEST ELEVATION ALLEY VIEW
 1843 W GRACE ST.



EAST ELEVATION ALLEY VIEW
 1843 W GRACE ST.



Building Section
1843 W GRACE ST.



SOUTH ELEVATION ALLEY VIEW
SCALE COMPARRISON

1843 W GRACE ST
PROPOSED APT C

EXISTING
CARRIAGE HOUSE
ACROSS ALLEY



EAST ELEVATION 1843 W GRACE ST.



WEST ELEVATION ALLEY VIEW 1843 W GRACE ST.



WEST ELEVATION ALLEY VIEW 1843 W GRACE ST.



WEST ELEVATION ALLEY VIEW 1843 W GRACE ST.



AERIAL VIEW FACING NORTH WEST 1843 W GRACE ST.



AERIAL VIEW FACING SOUTH EAST 1843 W GRACE ST.



AERIAL VIEW FACING SOUTH WEST 1843 W GRACE ST.