



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

May 2, 2024

Gregory S Cooperman and Cassandra Marie Pallai
2101 Stuart Avenue
Richmond, VA 23220

Josh McCullar Architects LLC
224 East Brook Run Drive
Richmond, VA 23238

To Whom It May Concern:

RE: BZA 14-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, June 5, 2024 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 reconstruct a rear screened porch to an existing single-family (detached) dwelling and construct a second story addition to an existing accessory structure at 2101 STUART AVENUE (Tax Parcel Number W000-0950/013), 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 **707 660 631#**. 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 2024 drop-down, click meeting details for June 5, 2024 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 14-2024
Page 2
May 2, 2024

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

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.

Aylsworth Joseph Lynn
2024 Hanover Avenue
Richmond, VA 23220

Barefoot John Benjamin Revocable
Trust
2103 Stuart Ave
Richmond, VA 23220

Barrowman Donald W & Janice B
2100 Hanover Ave
Richmond, VA 23220

Blandford Robin J And Everett Nancy C
2113 Stuart Ave
Richmond, VA 23220

Bonds Kelly B And Lori A Trustees Trust
2026 Stuart Ave
Richmond, VA 23220

Bullard Jerry R & Murphy Theresa L
305 N Rowland Street
Richmond, VA 23220

Carpenter William A Iv And Vaida
2111 Stuart Ave
Richmond, VA 23220

Cox Trevor S
2104 Hanover Ave
Richmond, VA 23220

Dick Danielle M
304 N Rowland Street
Richmond, VA 23220

Dumas Martha D
303 N Rowland St
Richmond, VA 23220

Epps Christian B Revocable Trust
Vaughan E C Jr & Boyd B R Trustees
108 Berkshire Rd
Richmond, VA 23221

Farrell Nicholas P & Erica K
2021 Stuart Avenue
Richmond, VA 23220

Ferrara Beth
2106 Stuart Ave
Richmond, VA 23220

Foster Peter G And Melody G
2100 Stuart Ave
Richmond, VA 23220

Glaser Stuart A And Helen Maya
306 N Rowland St
Richmond, VA 23220

Harmon Mark E And Patrice J
2109 Stuart Ave
Richmond, VA 23220

Hurlocker Eric W And Andrea B
13300 College Valley Lane
Richmond, VA 23233

Jernigan Brenda M
309 N Rowland Street
Richmond, VA 23220

Kasten Conner And Tatman Rachael
2107 Stuart Avenue
Richmond, VA 23221

King Melissa W C
2108 Stuart Ave
Richmond, VA 23220

Kirkpatrick Francoise And Ravaux
Black Catherine
310 N Rowland St
Richmond, VA 23220

Kirkpatrick Peter S & Francoise R
312 N Rowland St
Richmond, VA 23220

Marshall Wesley G And Dana H
Family Trust Trustees
2022 Hanover Ave
Richmond, VA 23220

Moir Sarah Bormel And David A Jr
2028 Stuart Ave
Richmond, VA 23220

Nowaczyk Timothy Allen And
Castaneda Brenda Erin
206 9th St Nw
Charlottesville, VA 22903

Plache Benjamin Michael And Martin
Julia
2104 Stuart Ave
Richmond, VA 23220

Rudzinski Christopher T And Leslie A
2115 Stuart Ave
Richmond, VA 23220

Rudzinski Dennis J Jr
307 N Rowland Street
Richmond, VA 23220

Sachs Leonard R And Mary A T
2023 Stuart Ave
Richmond, VA 23220

Southampton Llc
4431 Southampton Rd
Richmond, VA 23235

Tooley Sean And Devon
2110 Stuart Ave
Richmond, VA 23220

Trani Frank J And Chen Eileen M
2022 Stuart Ave
Richmond, VA 23220

Wall Charles E And Pauline T
2017 Stuart Avenue
Richmond, VA 23220

Williams Bret F
2019 Stuart Ave
Richmond, VA 23220

Property: 2101 Stuart Ave **Parcel ID:** W0000950013

Parcel

Street Address: 2101 Stuart Ave Richmond, VA 23220-
Owner: COOPERMAN GREGORY S AND PALLAI CASSANDRA MARIE
Mailing Address: 2101 STUART AVE, RICHMOND, VA 2322000000
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 216 - Fan District 1
Property Class: 120 - R Two Story
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$325,000
Improvement Value: \$681,000
Total Value: \$1,006,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 3052.5
Acreage: 0.07
Property Description 1: 0024.42X0125.00 0000.000
State Plane Coords(?): X= 11782987.000006 Y= 3726890.269424
Latitude: 37.55401675 , **Longitude:** -77.46480651

Description

Land Type: Residential Lot B
Topology: Level
Front Size: 24
Rear Size: 125
Parcel Square Feet: 3052.5
Acreage: 0.07
Property Description 1: 0024.42X0125.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11782987.000006 Y= 3726890.269424
Latitude: 37.55401675 , **Longitude:** -77.46480651

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$325,000	\$681,000	\$1,006,000	Reassessment
2023	\$325,000	\$665,000	\$990,000	Reassessment
2022	\$245,000	\$613,000	\$858,000	Reassessment
2021	\$205,000	\$607,000	\$812,000	Reassessment
2020	\$200,000	\$600,000	\$800,000	Reassessment
2019	\$200,000	\$557,000	\$757,000	Reassessment
2018	\$180,000	\$519,000	\$699,000	Reassessment
2017	\$145,000	\$507,000	\$652,000	Reassessment
2016	\$135,000	\$493,000	\$628,000	Reassessment
2015	\$135,000	\$479,000	\$614,000	Reassessment
2014	\$125,000	\$475,000	\$600,000	Reassessment
2013	\$125,000	\$320,000	\$445,000	Admin Review
2012	\$123,000	\$226,000	\$349,000	Reassessment
2011	\$123,000	\$243,000	\$366,000	CarryOver
2010	\$123,000	\$243,000	\$366,000	Reassessment
2009	\$122,800	\$253,500	\$376,300	Reassessment
2008	\$112,800	\$279,900	\$392,700	Reassessment
2007	\$112,800	\$279,900	\$392,700	Reassessment
2006	\$99,500	\$293,200	\$392,700	Reassessment
2005	\$66,800	\$276,200	\$343,000	Reassessment
2004	\$58,100	\$240,200	\$298,300	Reassessment
2003	\$58,100	\$240,200	\$298,300	Reassessment
2002	\$49,200	\$170,800	\$220,000	Reassessment
2001	\$40,300	\$140,000	\$180,300	Reassessment
2000	\$35,000	\$140,000	\$175,000	Reassessment
1998	\$35,000	\$140,000	\$175,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
06/21/2021	\$925,000	YOON BOHYUN AND CHOI WONJUNG	ID2021-17566	1 - VALID SALE-Valid, Use in Ratio Analysis
04/21/2015	\$575,000	LEE DAVID D AND HYUNAH	ID2015-6569	2 - INVALID SALE-DO NOT USE
06/26/2012	\$440,000	HATLEY SARA	ID2012-12381	1 - VALID SALE-Valid, Use in Ratio Analysis
04/01/2009	\$160,000	WILLIAMSON CHRISTOPHER L	ID2009-6615	2 - INVALID SALE-DO NOT USE
06/29/1988	\$127,500	Not Available	00170-0649	
07/02/1976	\$46,000	Not Available	000709-00432	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: Near West
Traffic Zone: 1095
City Neighborhood Code: FAN
City Neighborhood Name: The Fan
Civic Code:
Civic Association Name: Fan Area Business Alliance
Subdivision Name: NONE
City Old and Historic District:
National historic District: Fan Area
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	1003	0410001	041000
1990	104	0410001	041000

Schools

Elementary School: Fox
Middle School: Binford
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 313
Fire District: 10
Dispatch Zone: 036A

Public Works Schedules

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

Government Districts

Council District: 2
Voter Precinct: 208
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1909
Stories: 2
Units: 0
Number Of Rooms: 9
Number Of Bed Rooms: 3
Number Of Full Baths: 3
Number Of Half Baths: 0
Condition: good for age
Foundation Type: 1/2 Bsmt, 1/2 Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Flat or Shed
Roof Material: Membrane
Interior Wall: Plaster
Floor Finish: Hardwood-std oak
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items): Residential Detached Garage

Extension 1 Dimensions

Finished Living Area: 2880 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 720 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 361 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 256 Sqft

Property Images

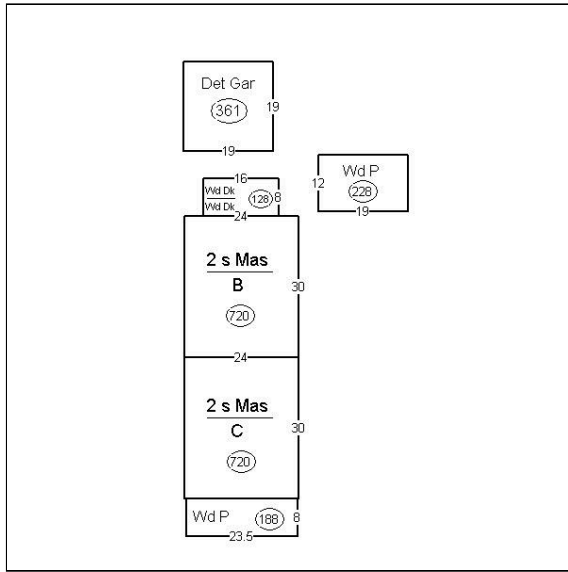
Name:W0000950013 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:W0000950013 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 Gregory S Cooperman and **PHONE: (Home) () (Mobile) ()**
OWNER: Cassandra Marie Pallai **FAX: () (Work) ()**
(Name/Address) 2101 Stuart Ave, Richmond, VA 23220 **E-mail Address:** _____
OWNER'S REPRESENTATIVE:
(Name/Address) Josh McCullar Architects PLLC **PHONE: (Home) () (Mobile) ()**
224 East brook Run Drive **FAX: () (Work) (804) 305-4880**
Richmond, VA 23238 **E-mail Address:** mail@joshmccullararchitects.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES): 2101 Stuart Avenue

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.5, & 30-630.1

APPLICATION REQUIRED FOR: A building permit to reconstruct a screened porch and construct a second story addition to an existing accessory structure.

TAX PARCEL NUMBER(S): W000-0950/013 **ZONING DISTRICT:** R-6 (SINGLE-FAMILY ATTACHED RESIDENTIAL)

REQUEST DISAPPROVED FOR THE REASON THAT: The front and side yard requirements are not met. A front yard of 11.31' is required; 5.4' is proposed. A side yard of 3' is required adjacent to 2103 Stuart Avenue; a side yard of 0' is provided.

DATE REQUEST DISAPPROVED: March 7, 2023 **FEE WAIVER:** YES NO:

DATE FILED: April 4, 2023 **TIME FILED:** 7:46 a.m. **PREPARED BY:** Matthew West **RECEIPT NO.** BZAR-146716-2024

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:** 05/01/24

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

CASE NUMBER: BZA 14-2024 **HEARING DATE:** June 5, 2024 **AT** 1:00 **P.M.**

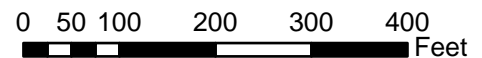
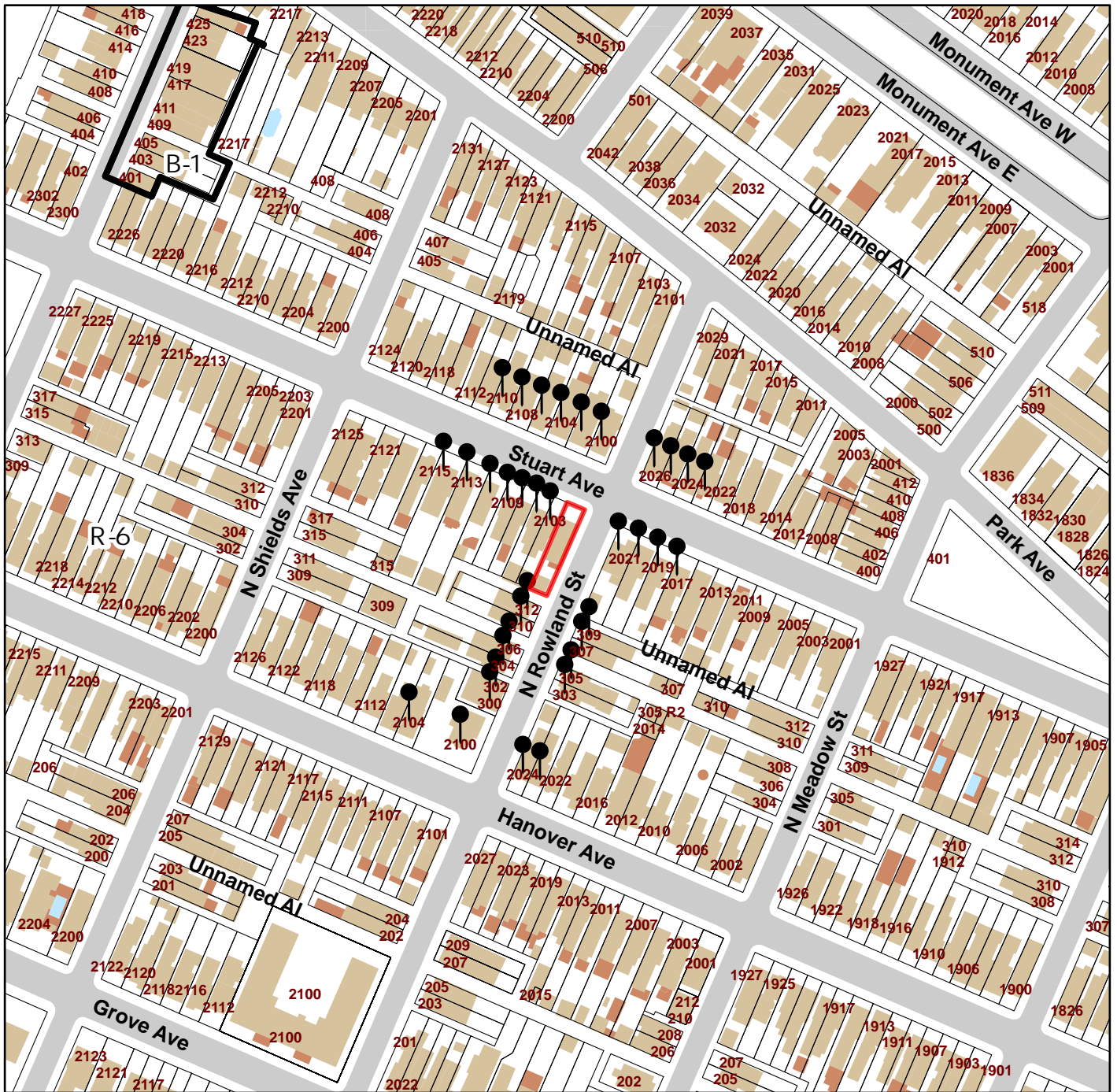
BOARD OF ZONING APPEALS CASE BZA 14-2024
150' Buffer

APPLICANT(S): Gregory S Cooperman and Cassandra Marie Pallai

PREMISES: 2101 Stuart Avenue
(Tax Parcel Number W000-0950/013)

SUBJECT: A building permit to reconstruct a rear screened porch to an existing single-family (detached) dwelling and construct a second story addition to an existing accessory structure.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.5(1)a, 30-412.5(1)b & 30-630.1(a)(1) of the Zoning Ordinance for the reason that:
The front and side yard (setbacks) 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.

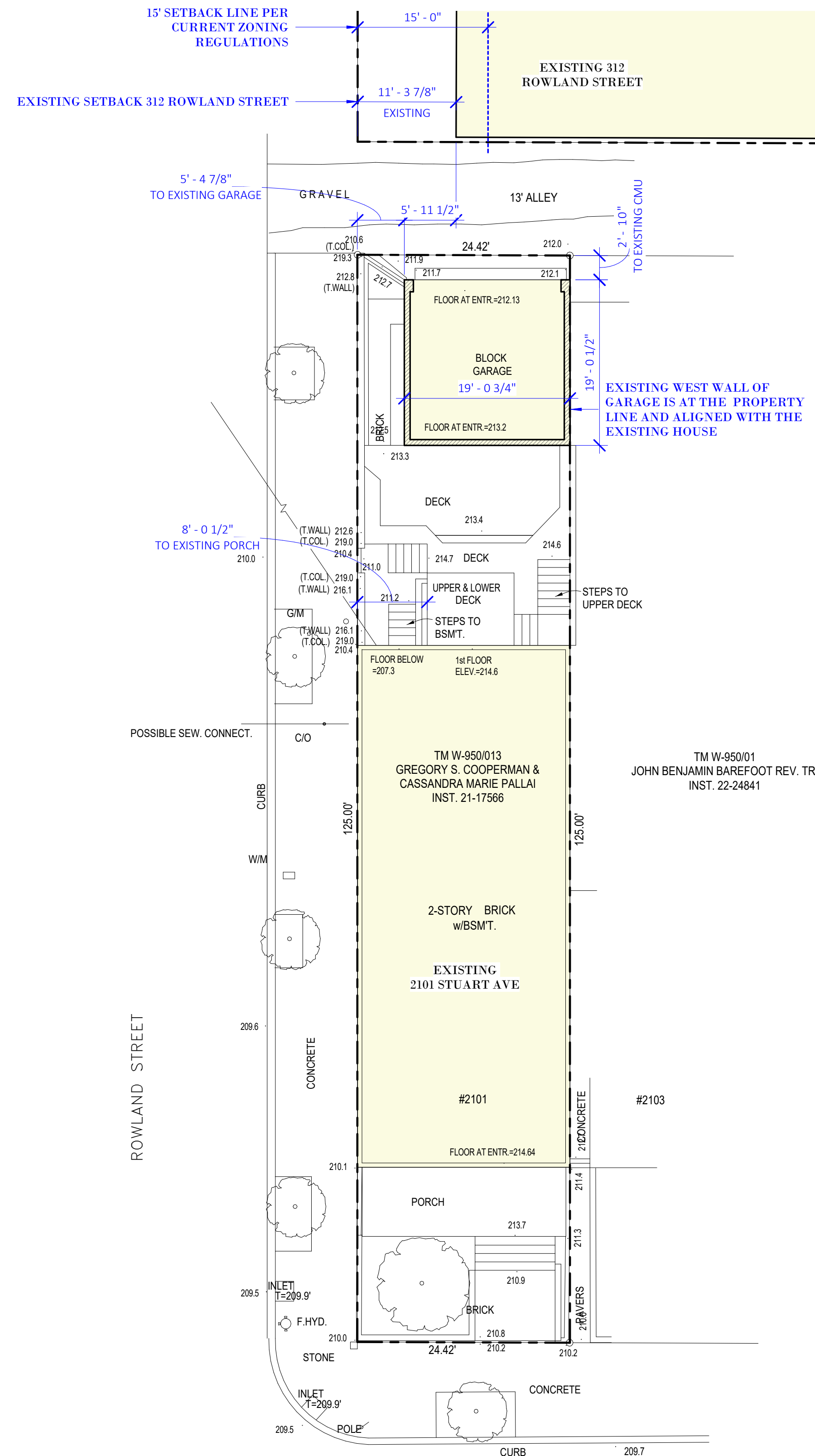
Josh McCullar Architects PLLC, 03.07.2024

Acknowledgement of Receipt by Applicant or Authorized Agent: _____

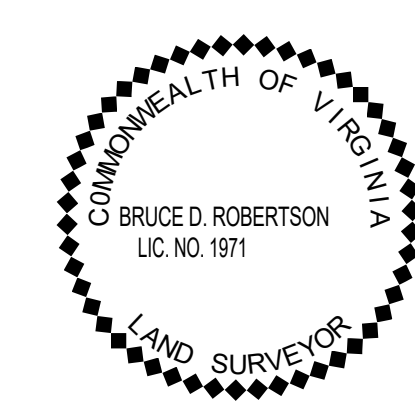
Revised: November 10, 2020

Structural Engineer

Richmond Structural Design LLC
301.351.9346

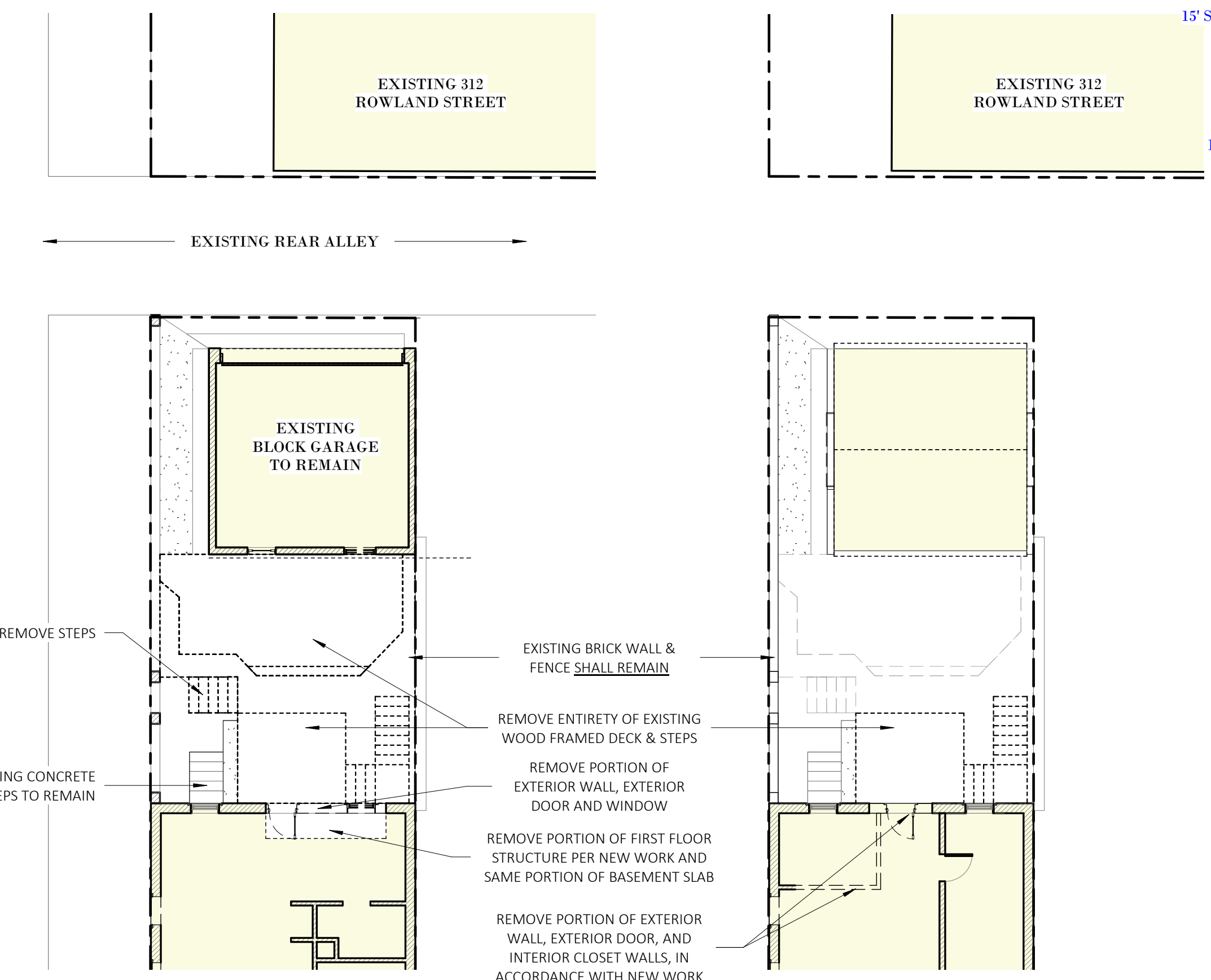


01 EXISTING SITE SURVEY
1" = 10'-0"



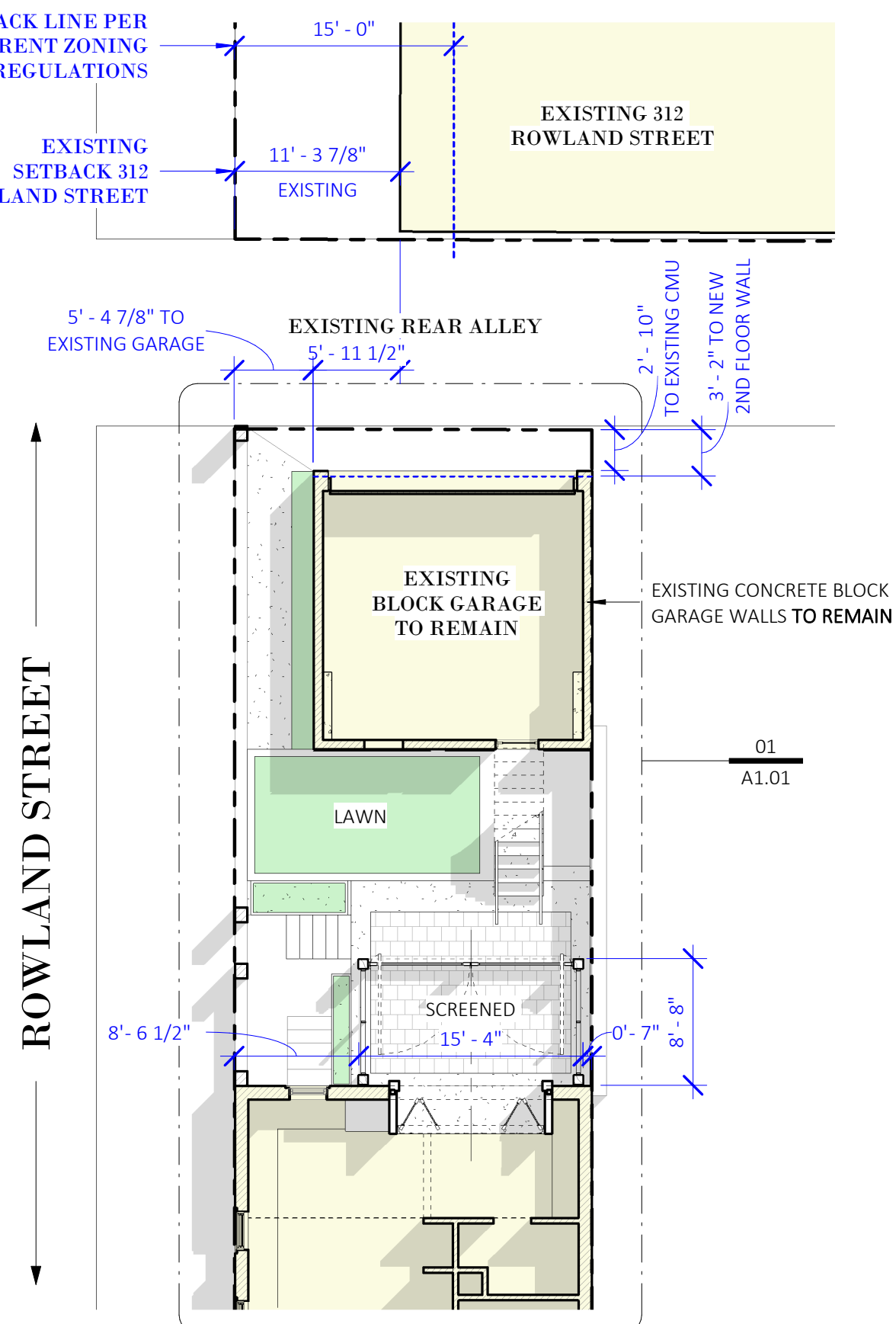
1" = 10'
0 10' 20'

LOCATION OF UG UTILITIES SHOWN ON THIS MAP IS BASED ON FIELD OBSERVATION AND RECORD INFORMATION. ADDITIONAL UG UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.
WETLANDS (IF ANY) AND RESOURCE PROTECTION AREA LIMITS ARE NOT SHOWN ON THIS SURVEY.
BUILDING SETBACKS OR OTHER ZONING CONDITIONS NOT DETERMINED FOR THIS MAP. COMPLIANCE WITH APPLICABLE ZONING ORDINANCES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.
TREE LOCATIONS REPRESENT LOCATION OF TREE TRUNKS AND DO NOT INDICATE EXTENT OF CANOPIES.
VERTICAL DATUM ASSUMED
CONTOUR INTERVAL 1 FOOT.
THIS EXISTING CONDITIONS SURVEY IS BASED ON A FIELD SURVEY PERFORMED BY BRUCE ROBERTSON LAND SURVEYING, PC ON 8/8/23.

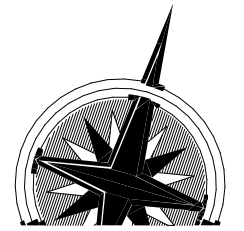


02 FIRST FLOOR DEMOLITION PLAN
1" = 10'-0"

03 SECOND FLOOR DEMOLITION PLAN
1" = 10'-0"



04 ARCHITECTURAL SITE PLAN
1" = 10'-0"



Bruce Robertson Land Surveying, P.C.
P.O. Box 35311 Richmond, Virginia Phone (804)218-2801

SURVEY SHOWING IMPROVEMENTS
ON PROPERTY LOCATED AT 2101 STUART AVENUE
CITY OF RICHMOND, VIRGINIA

Date: 8/15/23
Scale: 1"=10'
Drawn: BDR

JN 23220

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

ARCHITECTURAL SEAL

COOPERMAN COURTYARD

2101 STUART AVENUE
RICHMOND, VA 23227

PROJECT # 2302

SITE & DEMOLITION PLANS

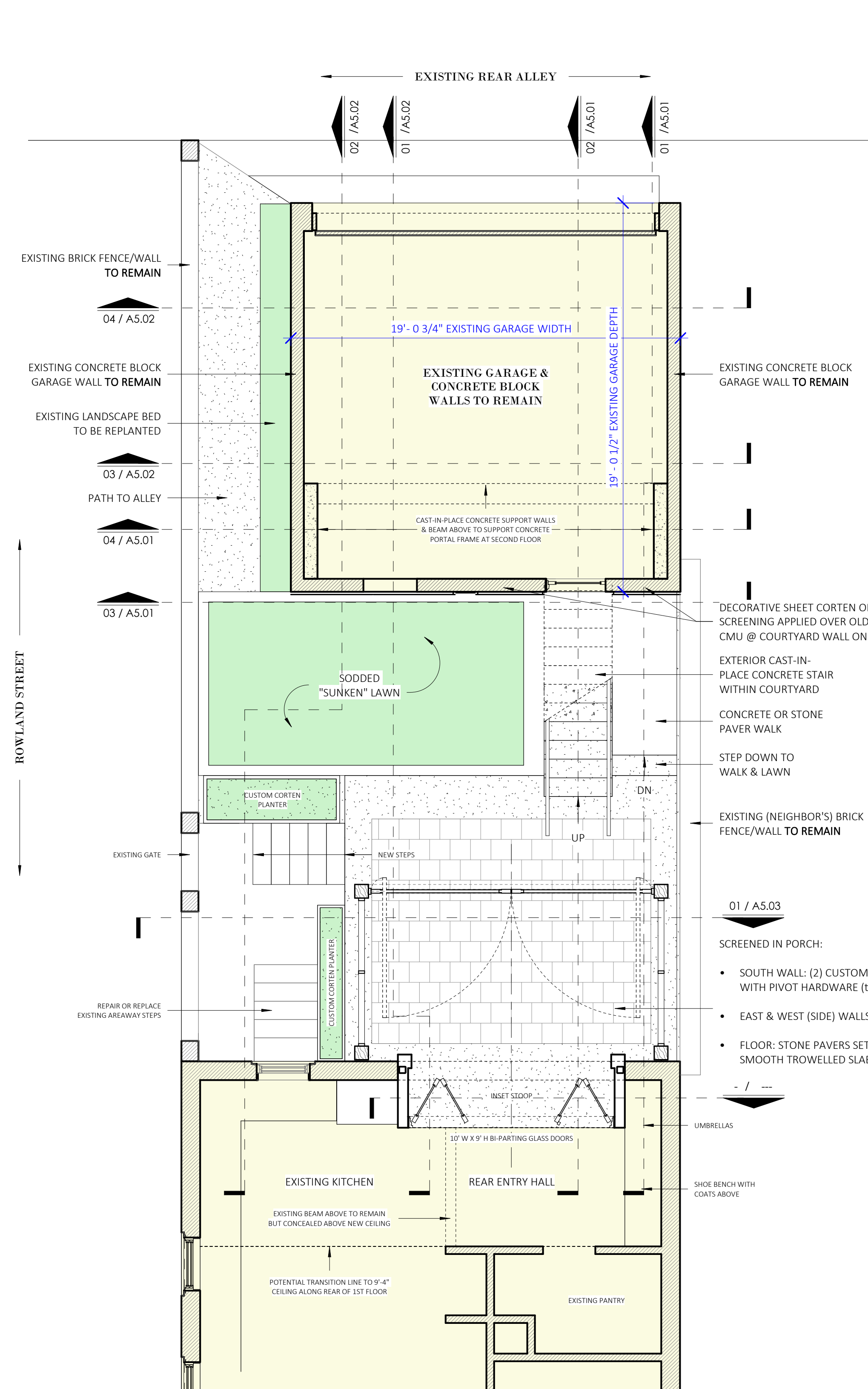
04.24.2024

REVISION DATE

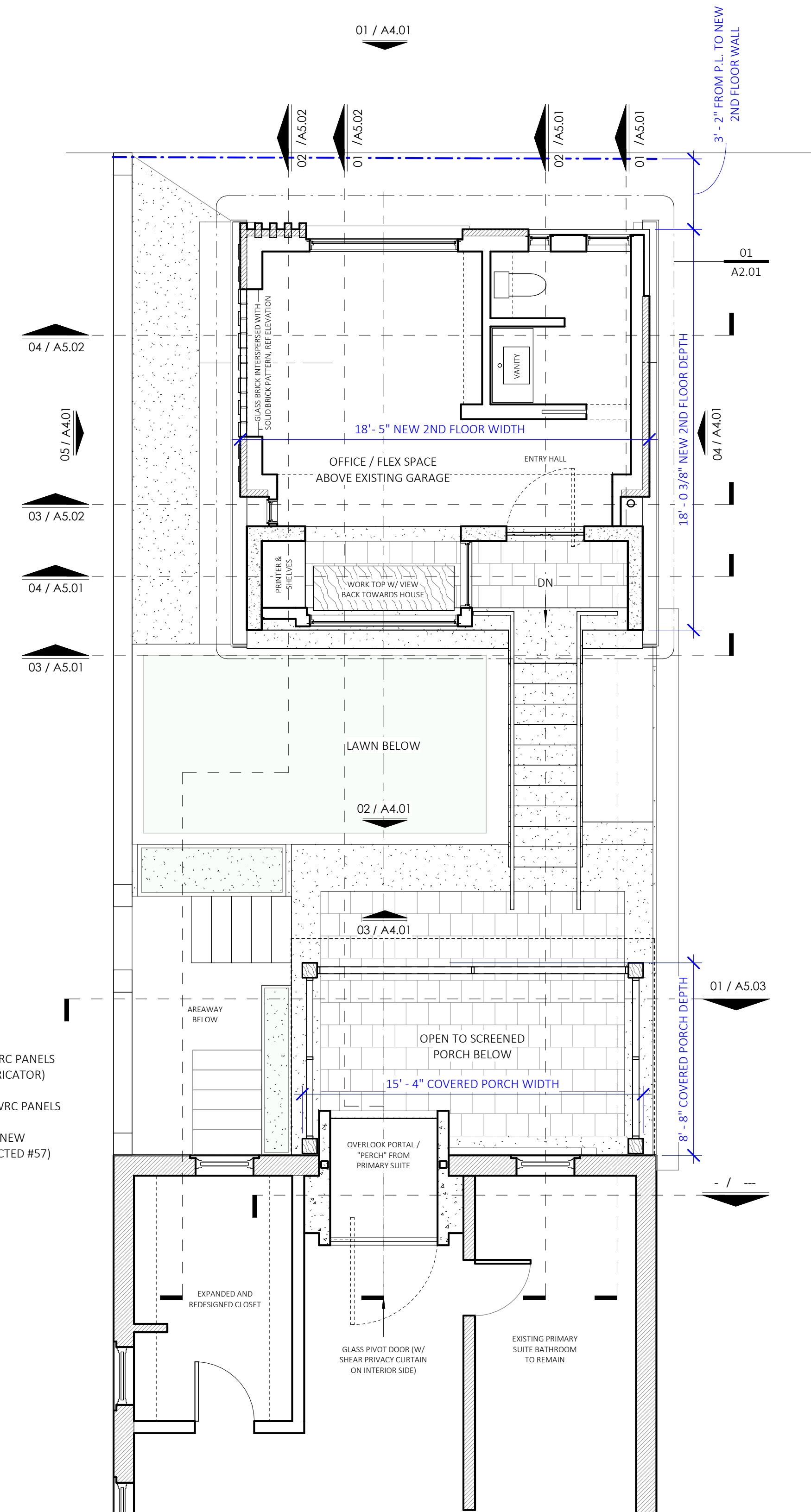
AS.00

Structural Engineer

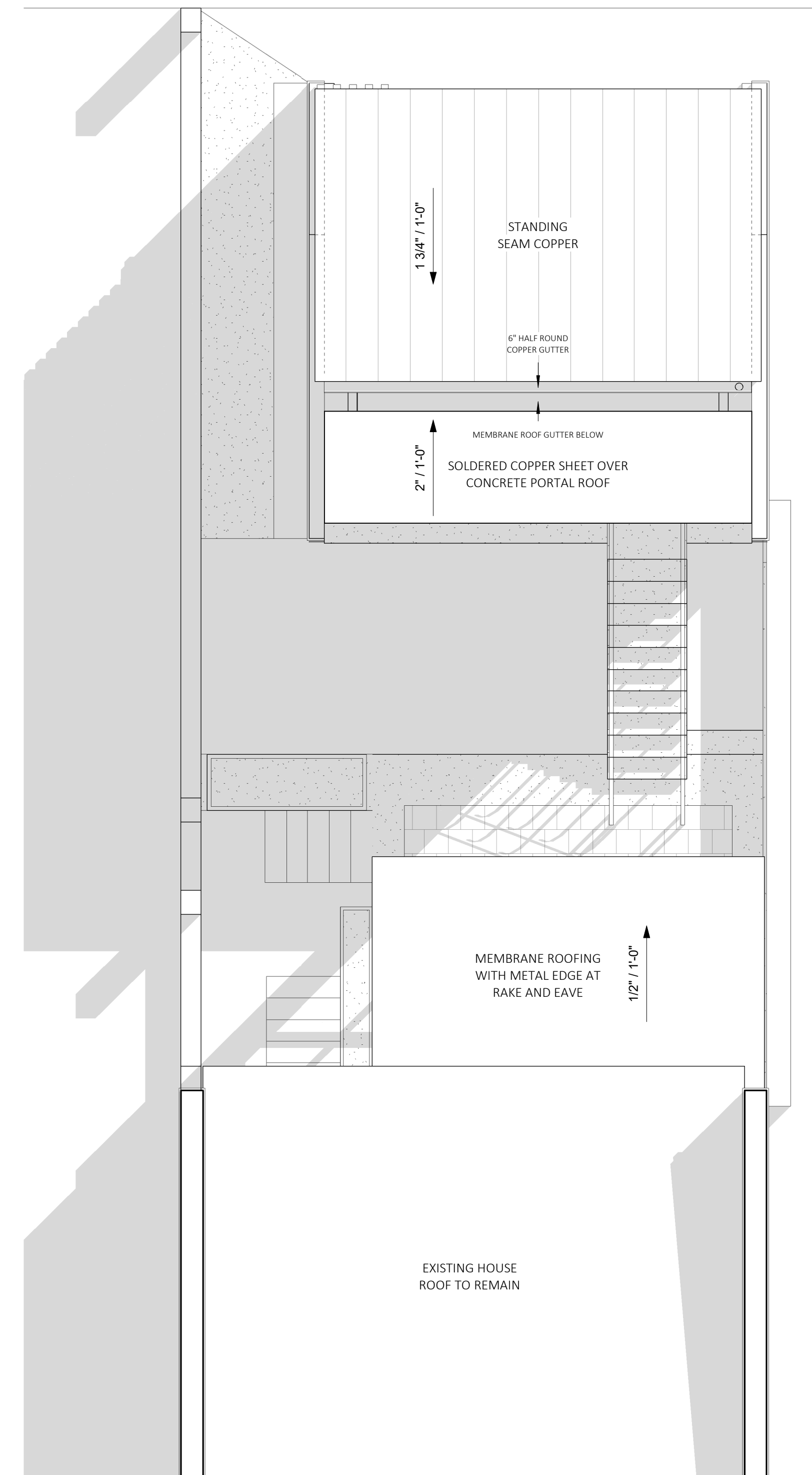
Richmond Structural Design llc
301.351.9346



01 FIRST FLOOR PLAN
1/4" = 1'-0"



02 SECOND FLOOR PLAN
1/4" = 1'-0"



03 ROOF PLAN
1/4" = 1'-0"

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

ARCHITECTURAL SEAL

COOPERMAN COURTYARD

2101 STUART AVENUE
RICHMOND, VA 23227

PROJECT # 2302

FLOOR AND ROOF PLANS

04.24.2024

REVISION DATE

Structural Engineer

Richmond Structural Design LLC
301.351.9346

EXTERIOR MATERIAL LEGEND

- | | | |
|-----|---|------------------------|
| 01A | WALL TYPE W1A | SEE DESCRIPTIONS BELOW |
| 01B | WALL TYPE W1B | |
| 02A | WALL TYPE W2A | |
| 02B | WALL TYPE W2B | |
| 03 | WALL TYPE W3 | |
| 04 | WALL TYPE W4 | |
| 05 | SCREENED PORCH:
IPE OR WESTERN RED CEDAR (tbd)
SCREEN-EZE PANELS
(2) CUSTOM SCREENED PIVOT DOORS | |
| 06 | CUSTOM WHITE OAK DOOR | |
| 07 | 6" HALF ROUND COPPER GUTTER
WITH 4" DIA DOWNSPOUT | |
| 08 | CUSTOM BRONZE HANDRAIL | |
| 09 | ARCHITECTURAL CAST-IN-PLACE
CONCRETE STAIR WITHIN COURTYARD | |
| 10 | CAST-IN-PLACE CONCRETE BEAM | |
| 11 | LIMESTONE SILL | |
| 12 | SHEET CORTEN APPLIED TO SCREEN
OLD CMU WALL (WITHIN COURTYARD) | |
| 13 | GARAGE DOOR,
CLOPAY RESERVE CUSTOM | |

GENERAL MATERIAL DESCRIPTIONS:

- WALL TYPE 1A**
ENDCOTT MANGANESE DARK IRON-SPOT SMOOTH MODULAR BRICK
- WALL TYPE 1B**
SAME AS 1A BUT PROJECTED COURSE TO CREATE SHADOWS AND TEXTURE
- WALL TYPE 2A**
GLEN GERY "VENETIAN GLASS" BRICK "STICHED" INTO THE BRICK COURSING
- WALL TYPE 2B**
SOLID TYPE 1B BRICK INTERSPERSED FLUSH WITHIN GLASS BRICK
- WALL TYPE 03**
"PORTAL SURROUND" ON COURTYARD SIDE: ARCHITECTURAL CAST-IN-PLACE CONCRETE WITH A HAND-RUBBED FINISH, FRAMING A BRONZE COLORED WINDOW BAY, COPPER PANEL, AND A CUSTOM WHITE-OAK DOOR.
- WALL TYPE 04**
METAL PANEL ACCENT: COPPER, BRONZE, OR SIMILAR TBO

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

ARCHITECTURAL SEAL

COOPERMAN COURTYARD

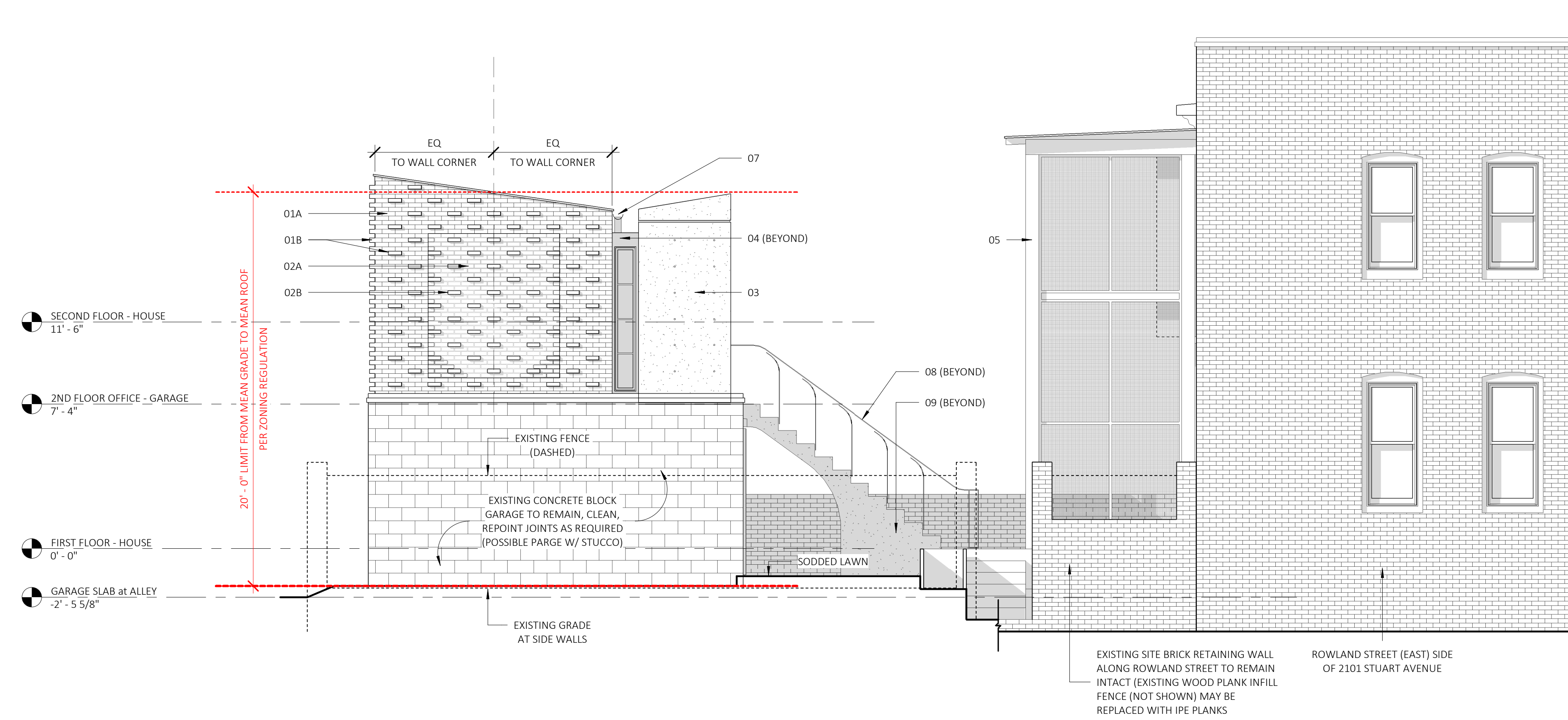
2101 STUART AVENUE
RICHMOND, VA 23227

PROJECT # 2302

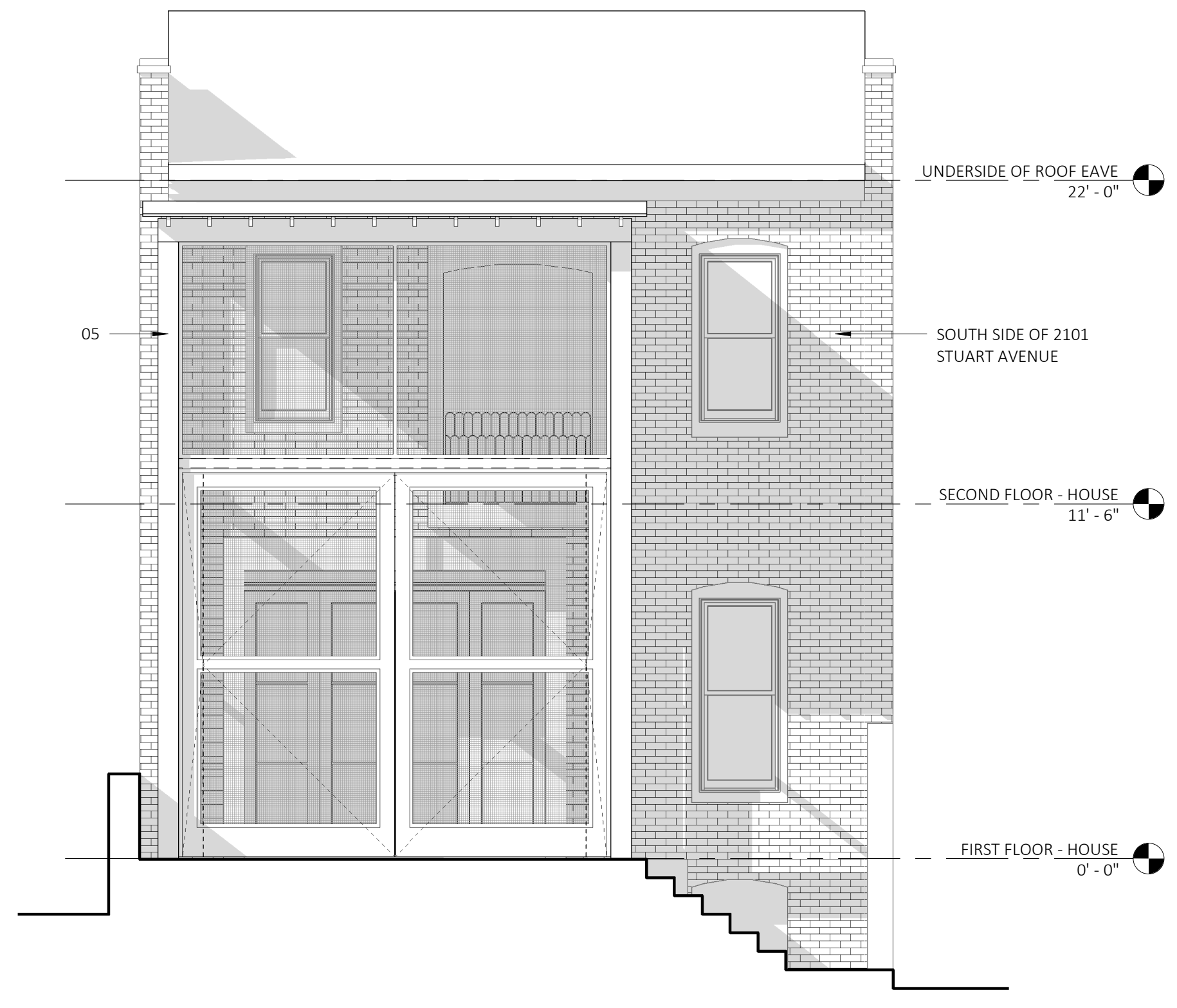
EXTERIOR ELEVATIONS

04.24.2024

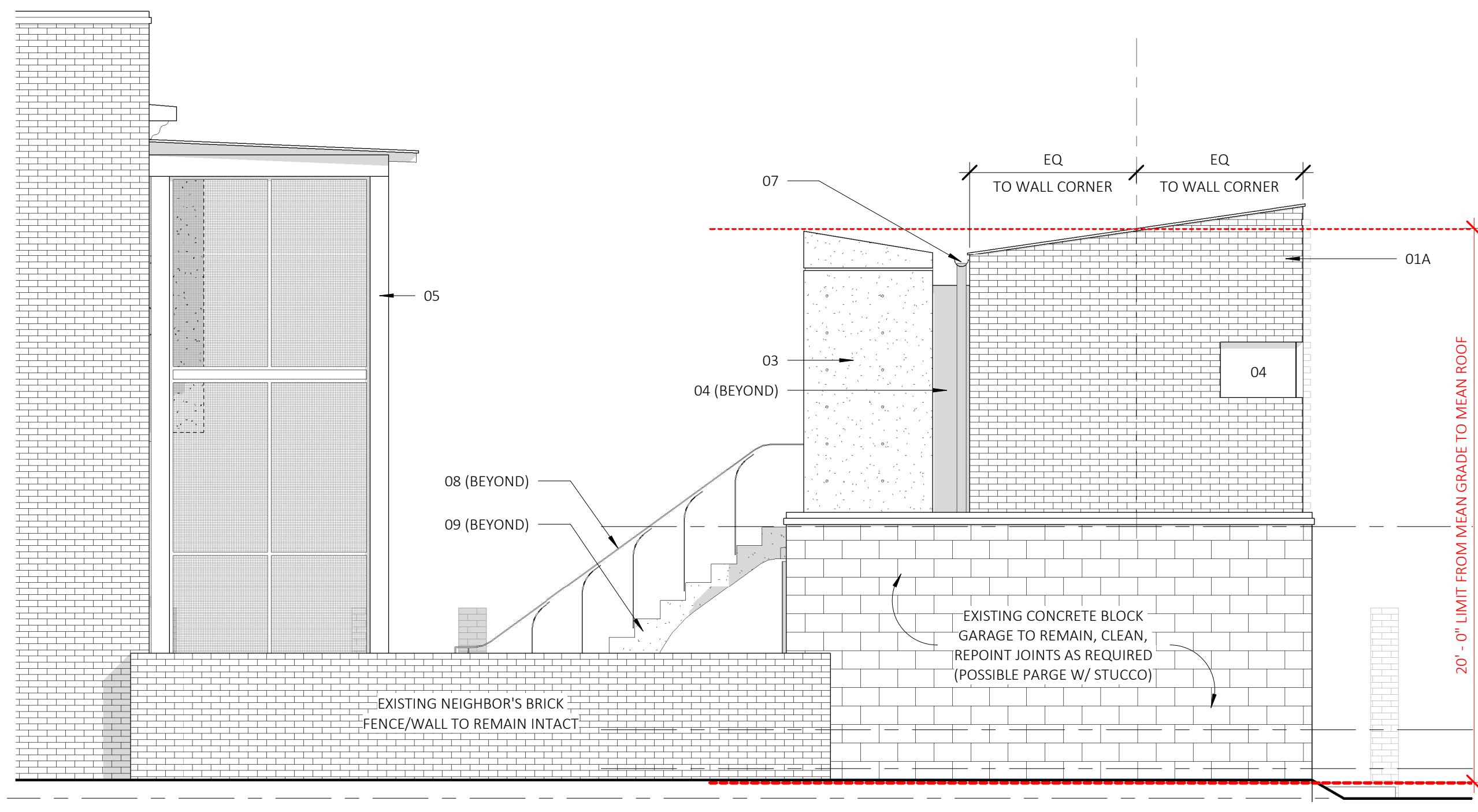
REVISION DATE



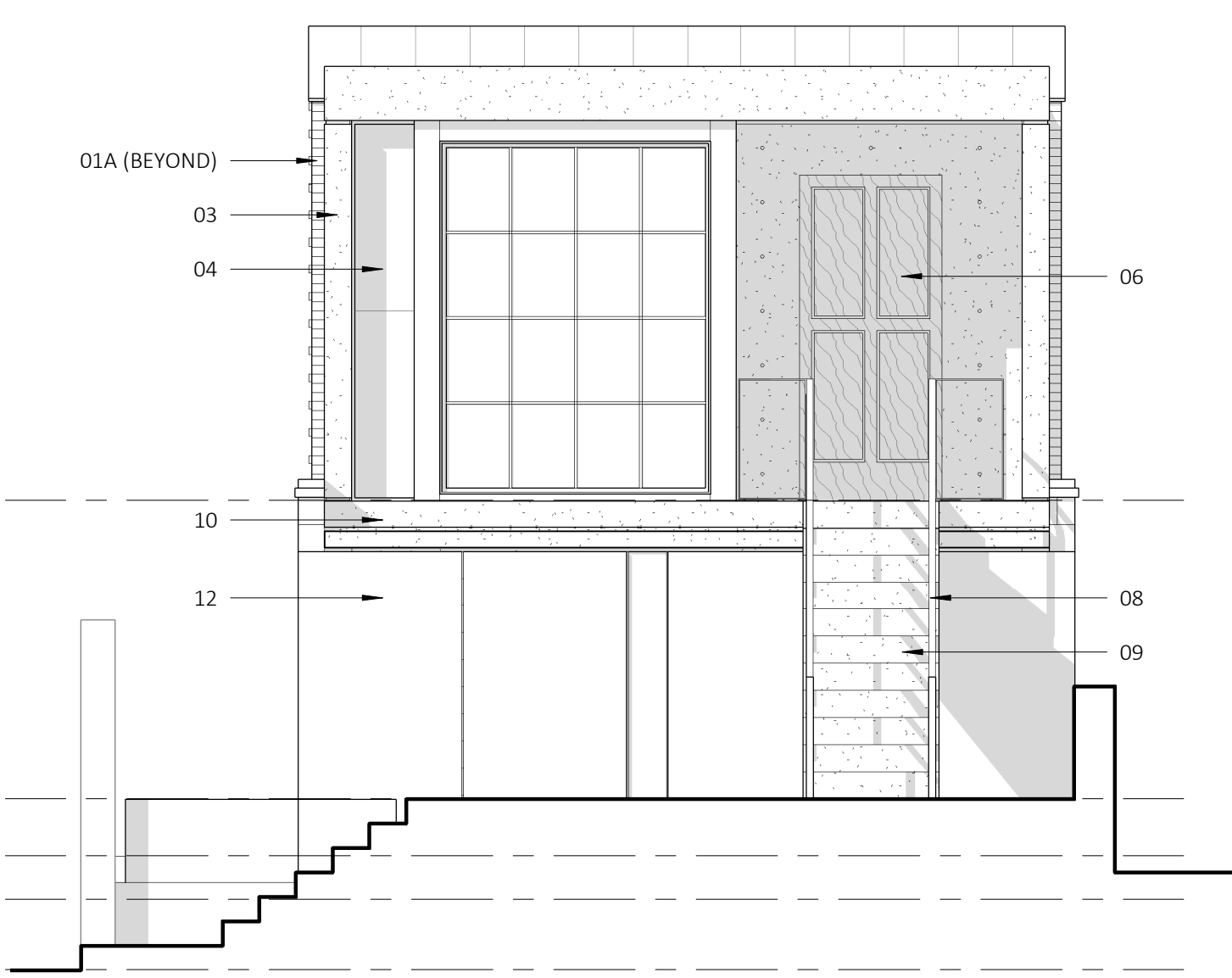
05 EAST ELEVATION AT ROWLAND STREET
1/4" = 1'-0"



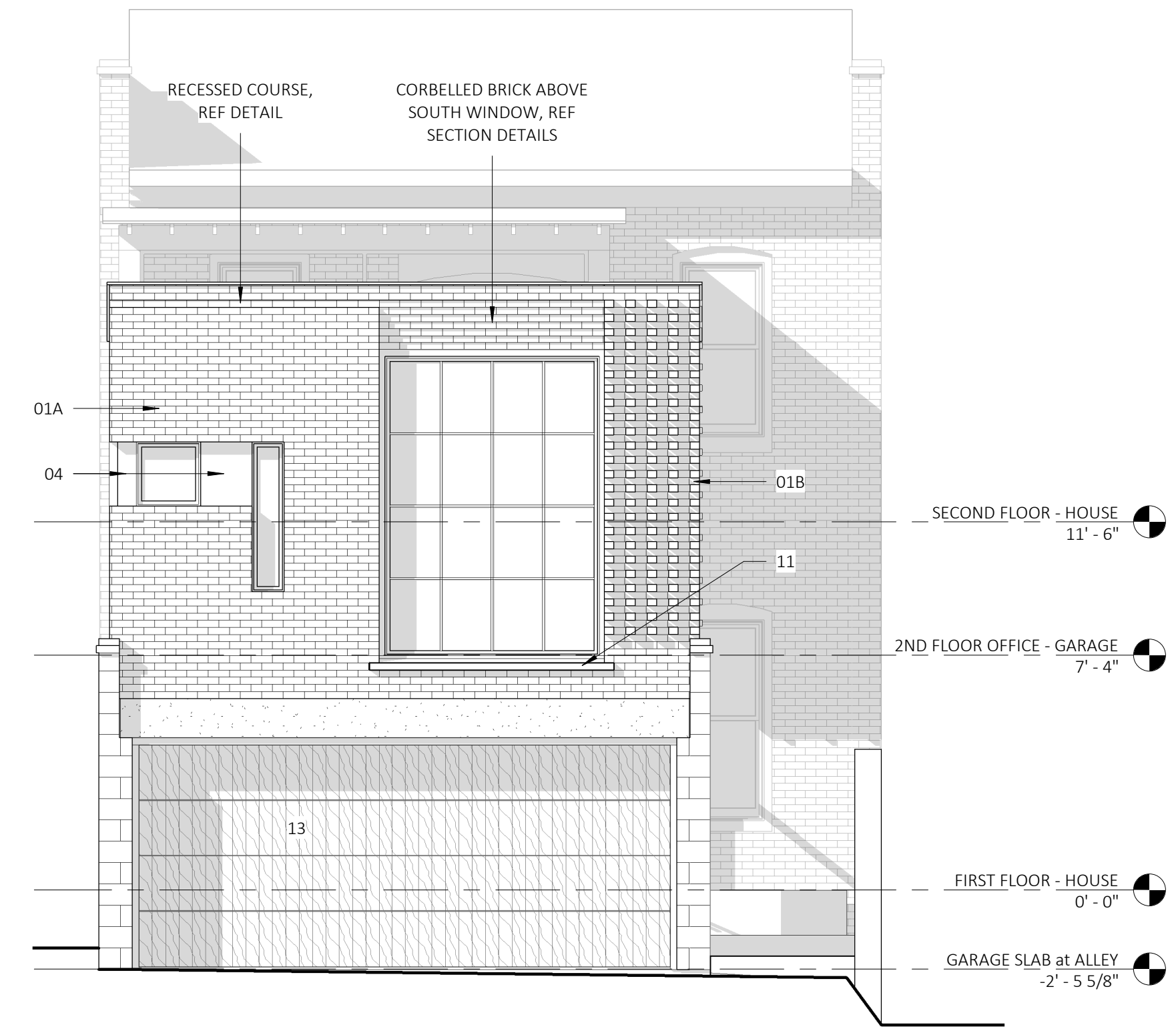
02 HOUSE / PORCH SOUTH ELEVATION AT COURTYARD
1/4" = 1'-0"



04 WEST ELEVATION AT NEIGHBOR'S YARD
1/4" = 1'-0"



03 GARAGE NORTH ELEVATION AT COURTYARD
1/4" = 1'-0"



01 GARAGE SOUTH ELEVATION AT ALLEY
1/4" = 1'-0"