



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

1. COA-107849-2022	Final Review	Meeting Date: 3/22/2022
Applicant/Petitioner	Joseph Flynn	
Project Description	Construct a shed in a rear yard.	
Project Location		
Address: 3108 E. Marshall St.		
Historic District: St. John's Church		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to construct a 4' x 8' wooden storage shed in the rear yard of a 2007 home. The shed is proposed to be 8' tall. 		
Staff Recommendation	Approval	
Staff Contact	Emily Routman, emily.routman@rva.gov	
Previous Reviews	None	
Conditions for Approval	None	

Staff Analysis

Guideline Reference	Reference Text	Analysis
New Construction, Residential Outbuildings, pg. 55	<p>1. <i>Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i></p> <p>2. <i>Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles,</i></p>	The applicant proposes to construct a wooden shed in the rear yard of a house constructed in 2007. The shed will be smaller than the main structure and located in the rear. The rear yard does have a wooden privacy fence; however, the shed is proposed to be 8' tall, so it will be partially visible from the alley. The shed is generally compatible with the design of the main structure,

	<p><i>materials and colors of existing outbuildings in the neighborhood.</i></p> <p><i>3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.</i></p> <p><i>4. Prefabricated yard structures are discouraged. Screening will be considered as a mitigating factor for the installation of these structures. However, prefabricated structures will still be reviewed for compatibility using the criteria developed in this section.</i></p>	<p>especially since the main home is recently-constructed. Since the shed is generally well-screened from the public right-of-way and is subordinate to the main structure, <u>staff recommends approval of the application.</u></p>
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Figures



Figure 1. Façade photo



Figure 2. Photos of rear yard showing where shed will be placed



Figure 3. View of rear yard from alley