



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

### PROPERTY (location of work)

Address 2214 - 2220 E Grace St.

Historic district St John's Church

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

### APPLICANT INFORMATION

Check if Billing Contact

Name Catherine B Branch

Phone 804-441-5019

Company Twenty Three Hundred LLC

Email dmbbranch@live.com

Mailing Address 3725 Blue Lake Dr. Henrico, 23233

Applicant Type:  Owner  Agent  
 Lessee  Architect  Contractor  
 Other (please specify):

### OWNER INFORMATION (if different from above)

Check if Billing Contact

Name \_\_\_\_\_

Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

### PROJECT INFORMATION

Project Type:  Alteration  Demolition  New Construction  
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Construction of a 20x16 foot gazebo on the enclosed rear terrace of the property. See attached plans. A gas fireplace will be in the center of the gazebo. We also want to place an 8 foot long shed roof approximately 4 feet wide along the back wall on the eastern part of the building, to cover an outdoor gas grill and counter. See attachment for details.

### 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 payment of the application fee. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. 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 and application materials should be prepared in compliance with zoning.

Signature of Owner Catherine B. Branch

Date 1.28.21

Construction of a 20x16 foot gazebo on the enclosed rear terrace of the property. See attached plans. Maximum height to peak of roof is 13 feet. Side yard set-back from sidewalk on 23rd street side will be a minimum of 8 feet. Rear yard set-back from alley on the north will be a minimum of 20 feet. See attached photo of a similar gazebo – ours will be similar in design but details may be different. ie curved brackets at top of posts may be different. The trim at top of posts may be different. Color of roof will be charcoal grey. But the overall shape and size should be very close to what we intend to build.

We intend to use a solid brown stain for the posts and band boards.

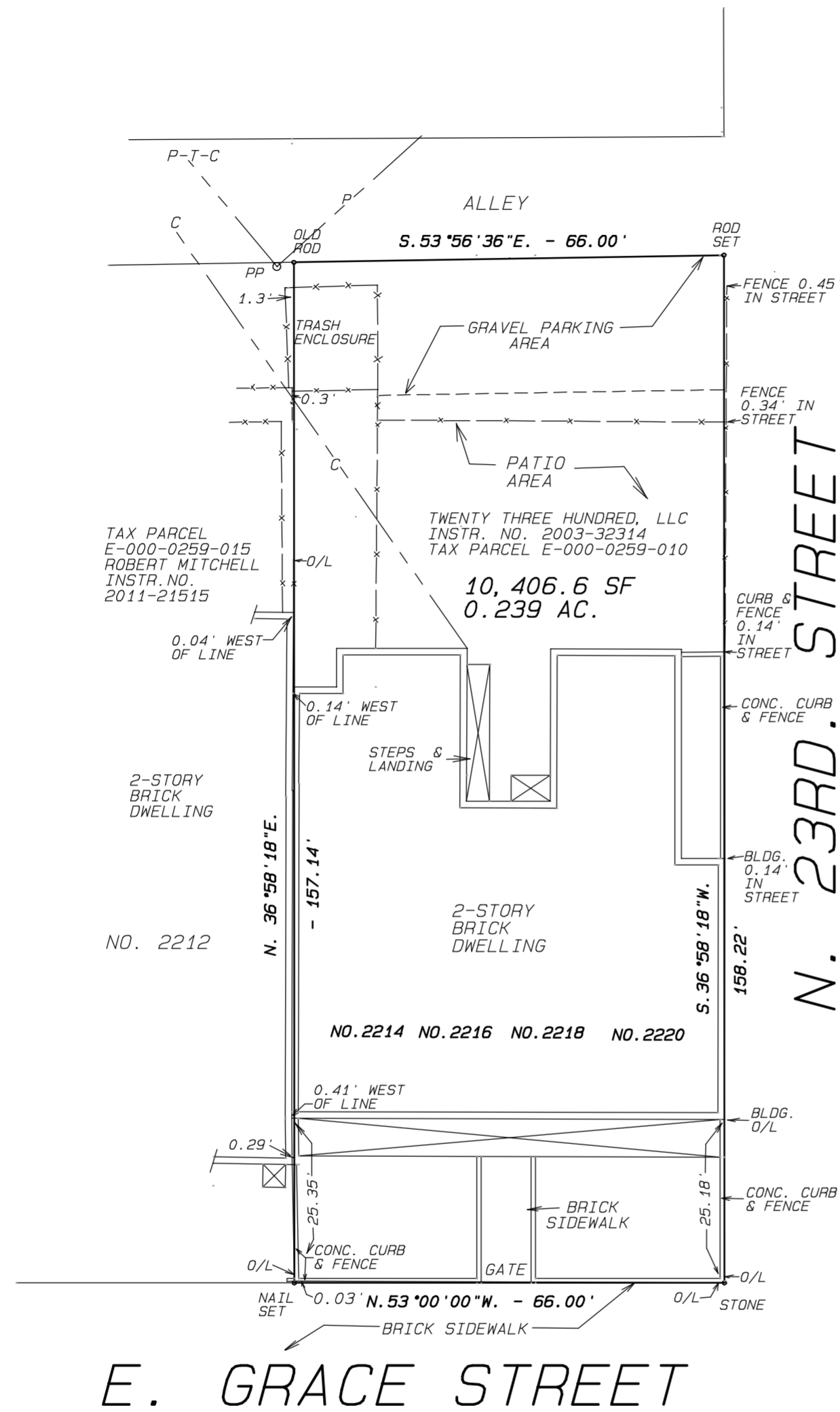
The terrace is surrounded on the east, west and north by a six-foot tall fence. Only the top portion of the gazebo will be visible from the street. A chimney pipe will extend above the roof.

The gas fireplace (Similar to the attached photo, stone to be selected later. Ours will have a double opening firebox.) will be a maximum of approximately 8 to 9 feet tall and located in the center of the gazebo. Sample of a similar stone from Home Depot which we may use is attached.

We also want to place an 8-foot-long shed roof approximately 4 feet wide along the back wall of the eastern part of the building, to cover an outdoor gas grill and counter. The maximum height from ground to highest part of the sloping shed roof will be a maximum of 9 feet. Gray asphalt shingles.

NOTES

1. POWER TO BUILDING IS UNDERGROUND.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.



CERTIFICATION

THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON. THAT ALL IMPROVEMENTS AND VISIBLE EASEMENTS ARE SHOWN HEREON. THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES, OR FROM SUBJECT PREMISES, OTHER THAN SHOWN HEREON.

STEVEN B. KENT - LAND SURVEYOR  
REGISTRATION NO. 1686  
COMMONWEALTH OF VIRGINIA

PLAT OF PROPERTY SITUATED  
ON THE NORTHWEST CORNER  
OF E. GRACE STREET AND  
N. 23RD. STREET  
CITY OF RICHMOND, VIRGINIA  
OCT. 23, 2017 SCALE: 1"=20'

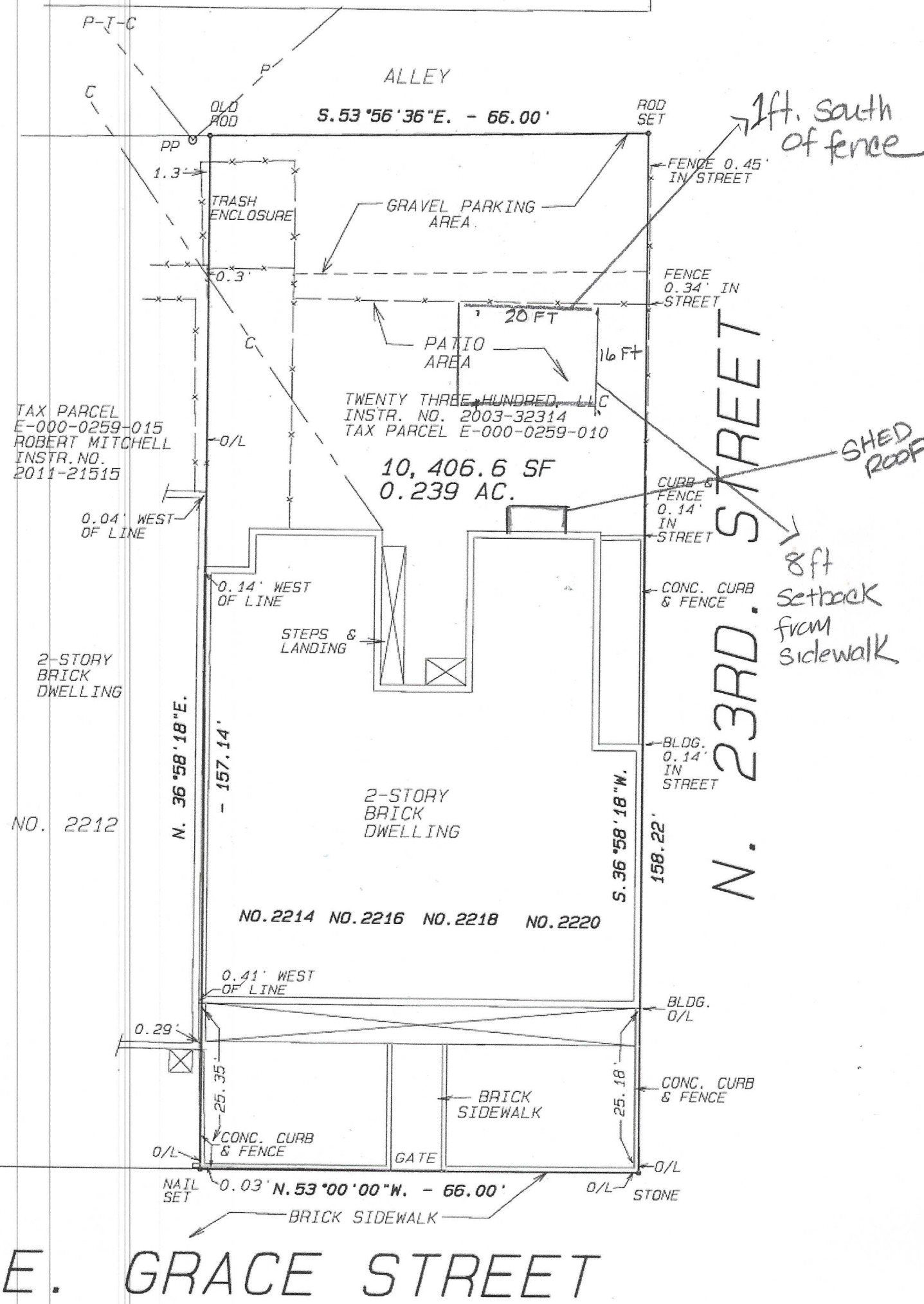
LEGEND

- P= OVERHEAD POWER
- T= OVERHEAD TELEPHONE
- O/L = ON LINE
- CONC. = CONCRETE
- PP= POWER POLE
- C= OVERHEAD CABLEVISION

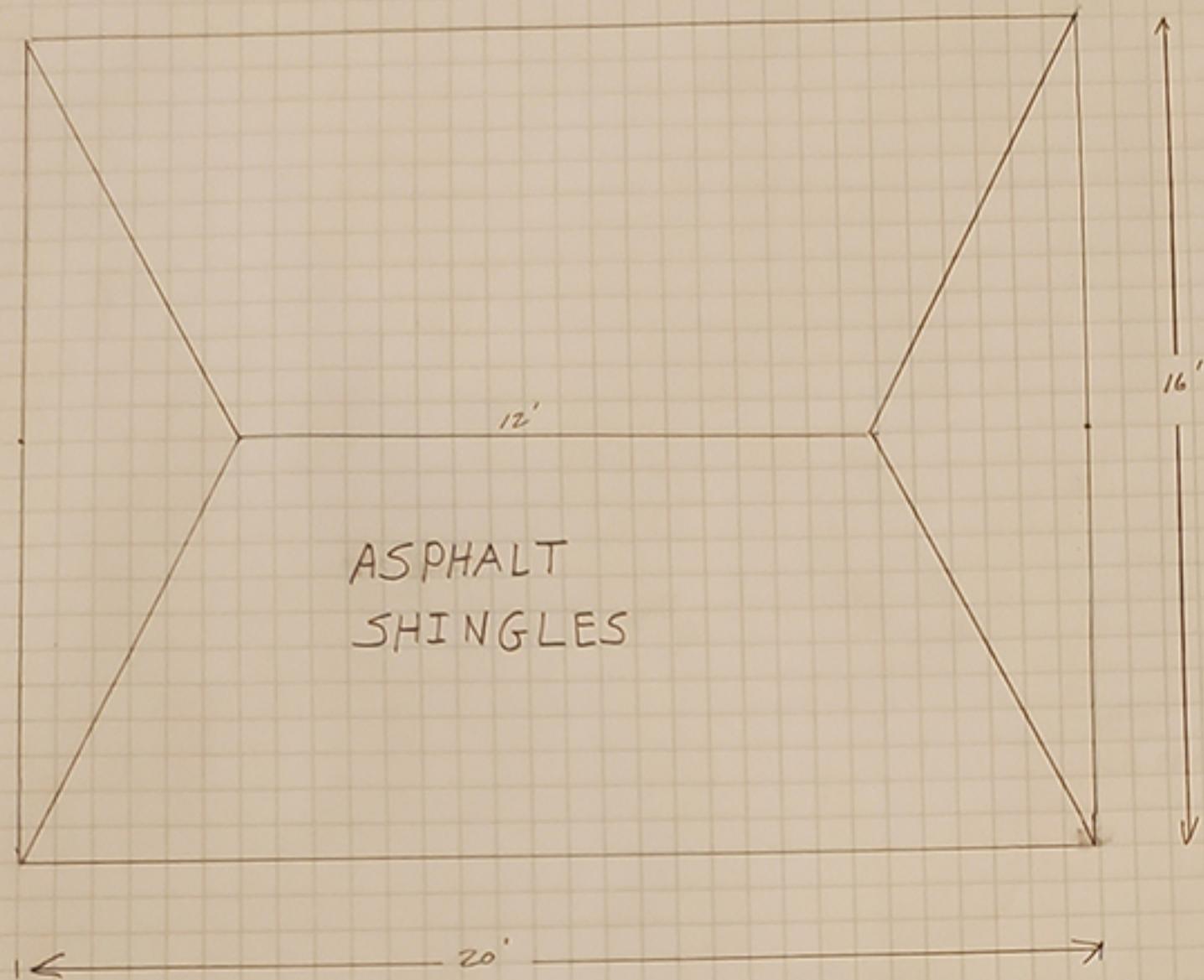
GRAPHIC SCALE 1"=20'



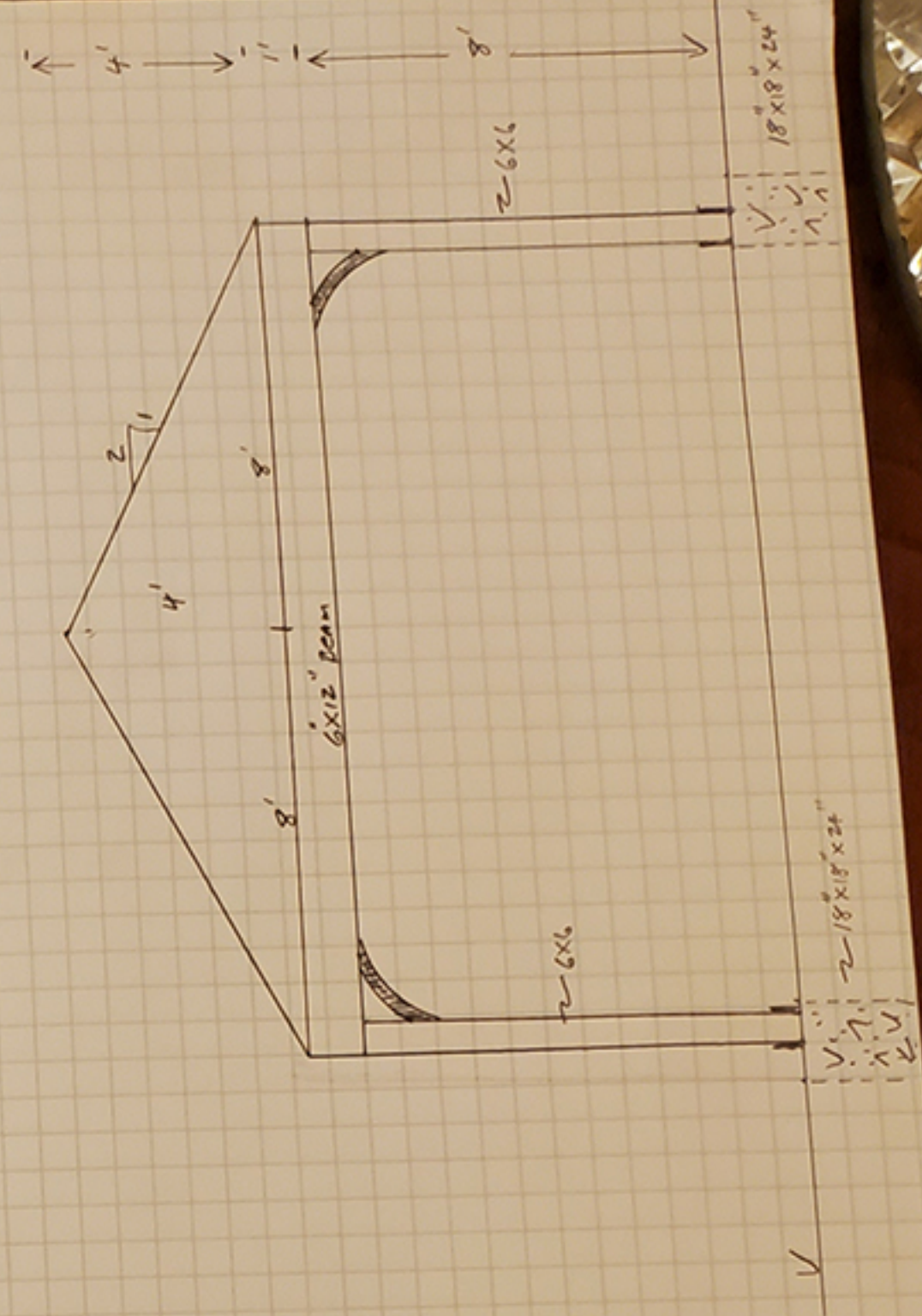
STEVEN B. KENT & ASSOCIATES, PC  
LAND SURVEYORS  
1521 BROOK ROAD  
RICHMOND, VIRGINIA 23220  
OFF. 804.643-6113  
email: stevenkent85@verizon.net



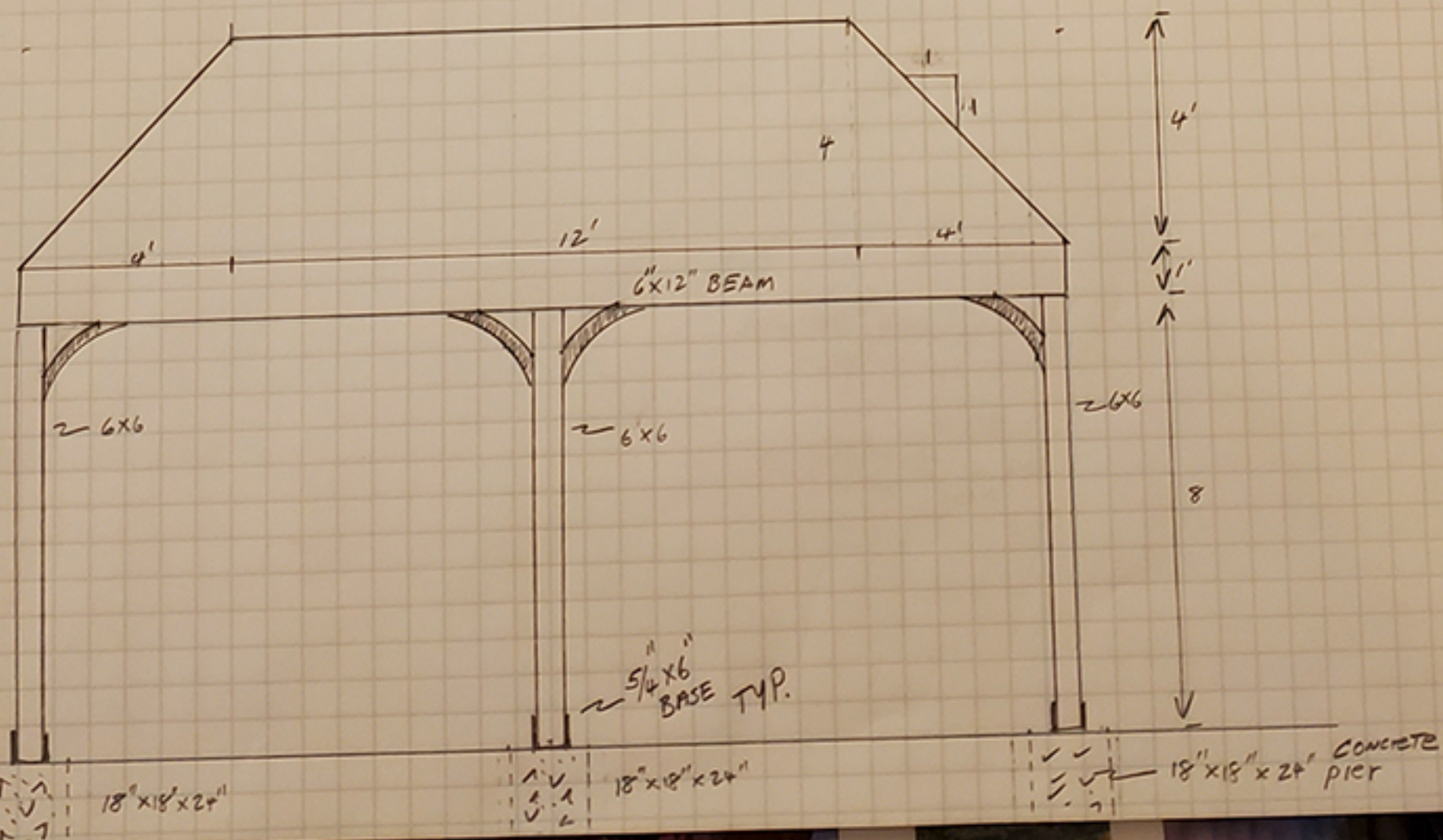
E. GRACE STREET



PLAN  $\frac{3}{8}'' = 1'$



WEST ELEV.  
 $\frac{3}{8}'' = 1'$



NORTH ELEV.  
 $\frac{3}{8}'' = 1'$

2218 EAST GRACE ST  
GAZEBO  
SCALE  $\frac{3}{8}'' = 1'$   
JANUARY 17, 2021





NO PARKING  
VIOLATORS WILL BE  
TOWED AWAY  
AT OWNER'S RISK

RESERVED  
PARKING  
FOR THE  
2300 CLUB

TOYOTA

RAV4

XLE  
HYBRID

VIRGINIA  
JJD83

## WOOD STANDARD FEATURES

### Standard Features Wood Pavilion

- Premium #1 kiln dried after treatment Southern yellow pine.
- Limited lifetime warranty materials.
- 6" over 12" roof slope.
- Hip style roof.
- 7" roof overhang up to 14' wide. 10" roof overhang for 16' wide and up.
- Mounting hardware included.
- Tongue and groove cathedral ceiling.
- Architectural asphalt shingles.
- Sizes from 8' x 10' and up in 2 foot increments up to 20' x 40'.
- 4-ply 2" x 8" beams.
- ALL wood pressure treated.
- Pressure treated tongue and groove pine roof decking.
- Designed to 140 mph wind and 45 lb/sqft snow loads.



SHOWN: 14' X 20' WOOD PAVILION, 5" SUPERIOR POSTS, FOREST GREEN ARCHITECTURAL ASPHALT SHINGLES



#### Brace & Headers

4-ply beams and heavy duty braces provide support for heavier snow and higher wind loads.



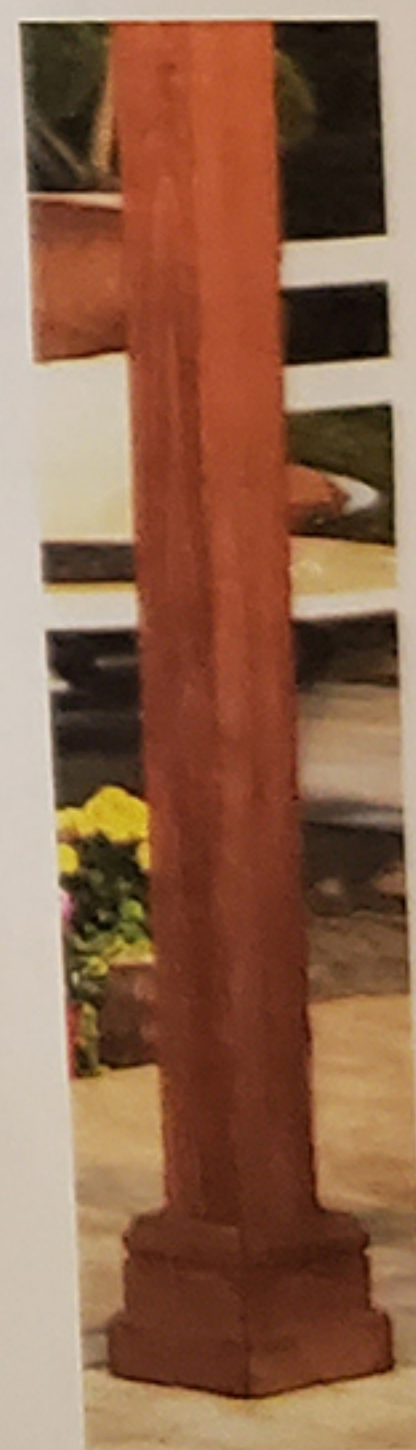
#### Mounting System

Rated up to 140 mph, our mounting system secures the posts to your footings or deck.



#### Ceiling

Tongue & groove roof decking with exposed rafters provides an accented look.



5" Standard Post & Base Trim

Shipped as a compact, easy-to-assemble kit with all the necessary hardware and a detailed assembly manual.







Search



Sunset Silver  
 Splitface Ledger  
 Panel 6 in. x 24 in.  
 Natural Quartzite Wall  
 Tile (10 cases / 60  
 sq. ft. / pallet)  
 by **MSI** >

★★★★☆ (824) >



