



Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510
Richmond, VA 23219 | (804)-646-6569
www.rva.gov/planning-development-review/commission-architectural-review



Property (location of work)

Address: 2713 M St.

Historic District: Union Hill

Applicant Information Billing Contact

Name: John R. Hebbard

Email: jrhebbard@gmail.com

Phone: 804.393.8325

Company: _____

Mailing Address: P.O. Box 26282

Richmond, Va. 23260

Applicant Type: Owner Agent Lessee

Architect Contractor

Other (specify): I am a member of the LLC-owner

Owner Information Billing Contact

Same as Applicant

Name: 2713 M St, LLC

Email: _____

Phone: _____

Company: _____

Mailing Address: 2910 Libby Terrace

Richmond, Va. 23223

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

Project Information

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

Project Description (attach additional sheets if needed):

We would like to remove about 25' of a relatively modern block and brick wall at the front of the property

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 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 an application materials should be prepared in compliance with zoning.

Signature of Owner

John Hebbard
John Hebbard
Member 2713 M St, LLC

Date 10 Feb 2021



John Hebbard <jrhebbard@gmail.com>

2317 M. St

1 message

John Hebbard <jrhebbard@gmail.com>
To: John Hebbard <jrhebbard@gmail.com>

Thu, Feb 10, 2022 at 12:33 PM

This is to expand on the Project Information.

The wall we seek to remove must have been built after 1993 as the picture (attached) that I was sent from the CAR files shows an entirely different wall (or fence -- hard to say from the photo).

We have also submitted a photo from the Valentine files that shows the property without any wall or fence.

Also attached is a current survey. I have marked in red the section of this wall we wish to remove. (Please note that a portion of it is on the city sidewalk and should be removed on that account alone.)

We would leave the section of the wall that runs about 17' down our west lot line. This section is all brick and needs repair but is not unsightly or inappropriate as is the section facing M St.

At some point we may ask for approval of a simple fence but it's too early in the project to decide.

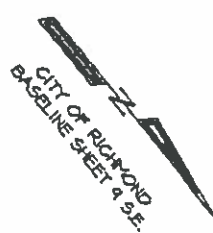
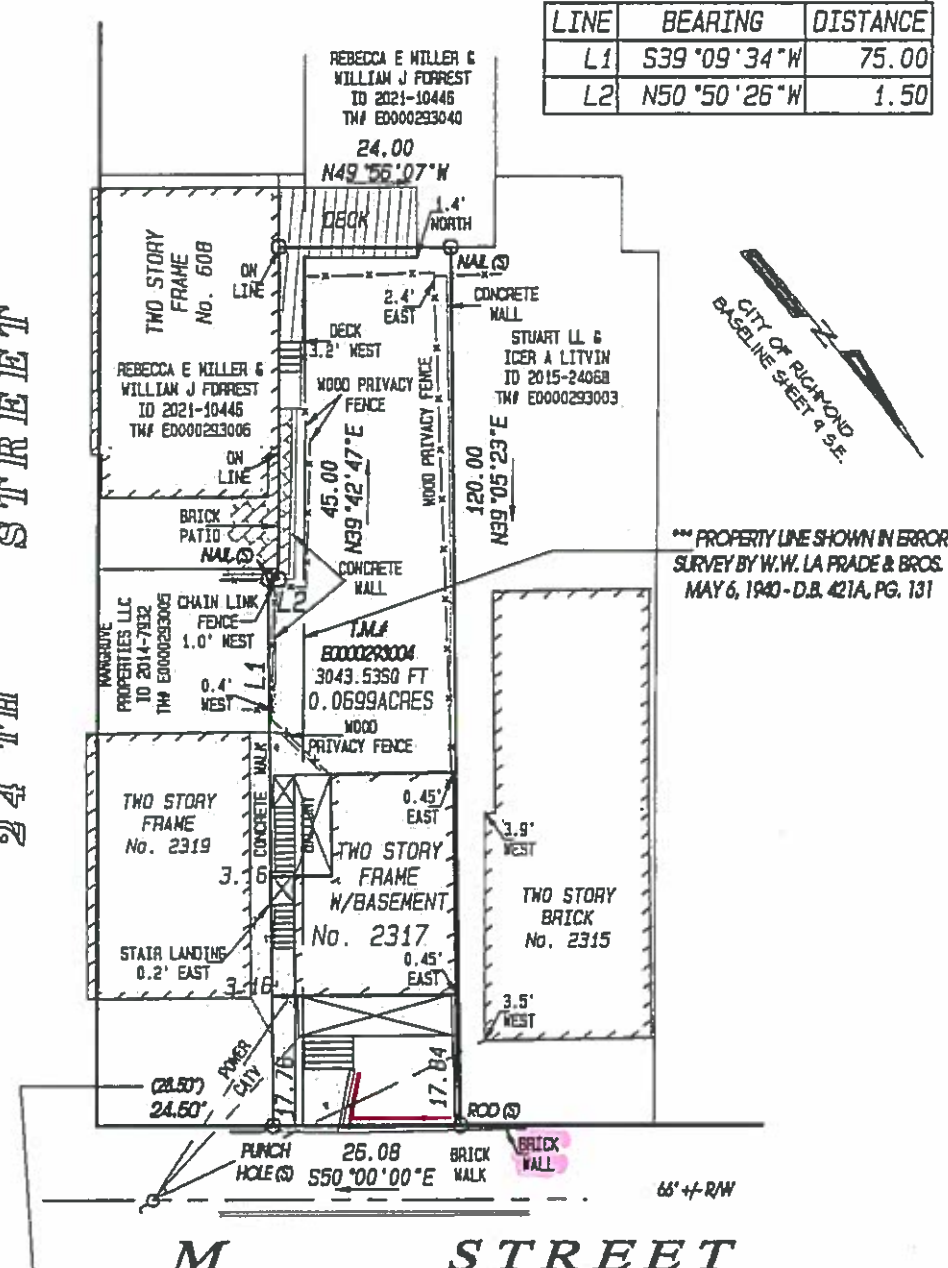
—
John R. Hebbard, *Real Estate Consultant*
Old House Authority
Mobile: 804.393.8325 Home: 804. 353.6856

jrhebbard@gmail.com

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: 2317 M ST LLC ID 2021-34897
 REFERENCE: PLAT BY T. CRAWFORD REDD, SEPT. 10, 1915. D.B. 236D, PG. 398

LINE	BEARING	DISTANCE
L1	S39°09'34"W	75.00
L2	N50°50'26"W	1.50

24TH STREET

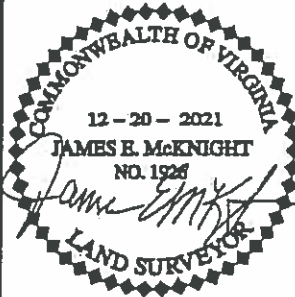


*** PROPERTY LINE SHOWN IN ERROR
 SURVEY BY W.W. LA FRADE & BROS.
 MAY 6, 1940 - D.B. 421A, PG. 131

THE DISTANCE OF 28.50' SHOWN IN ERROR
 ON SURVEY BY W.W. LA FRADE & BROS.
 MAY 6, 1940 - D.B. 421A, PG. 131

**PLAT SHOWING IMPROVEMENTS
 ON No. 2317 M STREET, IN THE
 CITY OF RICHMOND, VIRGINIA.**

THIS IS TO CERTIFY THAT ON DECEMBER 20, 2021 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" = 25'



McKNIGHT & ASSOCIATES, P.C.
 LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646
 JOB NUMBER: 89082817

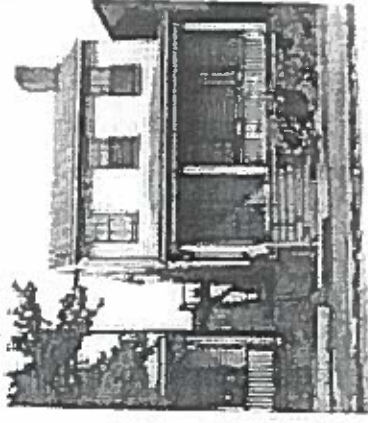
Well is over our lot line and in the city sidewalk
 Red lines are section of wall we propose to remove



2019 - to U.S. mag. X57.22.79

From the Vaseatine files

subject w/o wall



2017 - to U.S. mag. X57.22.78



City of Rich

Scout from CAR

This is subject with a wall (or fence)
That is no longer there on either
property