



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Commission of Architectural Review
Certificate of Appropriateness Application
900 E. Broad Street, Room 510
Richmond, VA 23219
804-646-6569

Property (location of work)

Property Address: 2235 W. Grace St Richmond VA 23220 Current Zoning: DUPLEX
Historic District: Grace Street Association

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

I am going to rip up all of the existing concrete stairs on the front of the house and have them repoured. The top two stairs are brick. For continuity, I'd like to make these concrete as well. Additionally, I'd like to add a retaining wall to the front of the yard so that the sidewalk is not constantly littered with mulch when it rains.

Applicant/Contact Person: James S. Grant

Company: N/A
Mailing Address: 2235 W. Grace Street #1 Richmond Virginia 23220
City: Richmond State: VA Zip Code: 23220
Telephone: (804)543-9662
Email: GRANTJS21@GMAIL.COM
Billing Contact? Applicant Type (owner, architect, etc.): Owner

Property Owner: James S. Grant

If Business Entity, name and title of authorized signee: _____
Mailing Address: 2235 W. Grace Street #1 Richmond Virginia 23220
City: Richmond State: VA Zip Code: 23220
Telephone: (804)543-9662
Email: GRANTJS21@GMAIL.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: 7/8/24

Certificate of Appropriateness Application Instructions

Staff Contact: (804)-646-6569 | alex.dandridge@rva.gov

Before You Submit

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: www.rva.gov/planning-development-review/commission-architectural-review.

Application deadlines are firm. All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on that month's agenda.

Submission Requirements

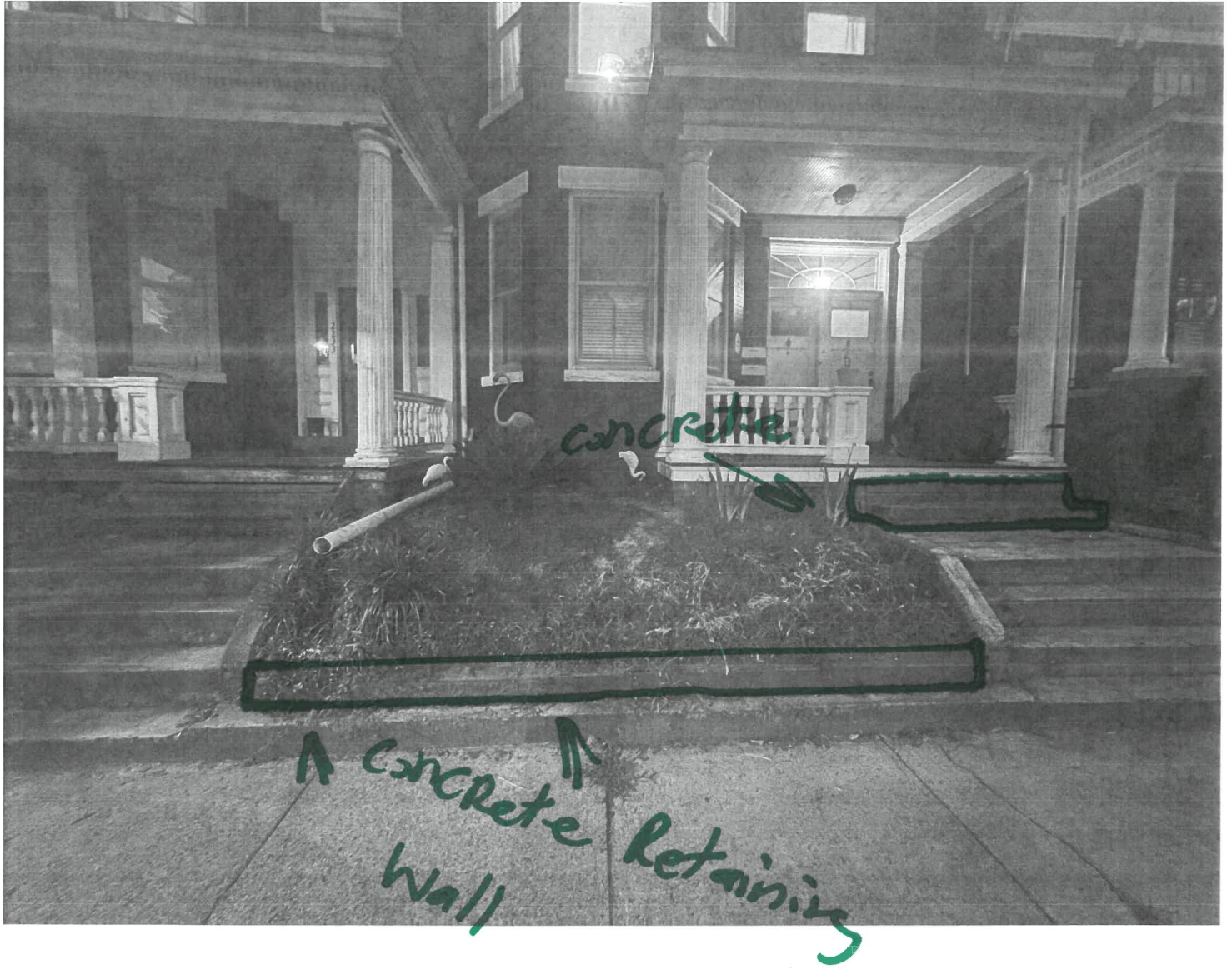
Please submit applications to staff via email with the project address in the subject line. Submit the following items via email to staff:

- One (1) signed and completed application (PDF) – property owner signature required.
- Supporting documentation, as indicated on the [checklist](#), which can be found under the 'Application Information' tab on the website.
- Payment of application fee, if required. Payment of the fee must be received before the application will be scheduled. An invoice will be sent via the City's Online Permit Portal. Please see [fee schedule](#) available on the CAR website for additional information.

A complete application includes a signed application form, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in the City Code of Ordinances Sec. 30-930.6(b). The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice, if required.

Meeting Information and Application Due Dates

- The Commission meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- Application hearings start at 4:00pm. Meetings are held in person at City Hall in the 5th floor conference room. Participation via Microsoft Teams is available. It is strongly recommended that at least one person, either the owner or applicant, attend the meeting in person.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit www.rva.gov/planning-development-review/commission-architectural-review or contact staff.
- Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.
- New construction will be required to go through a conceptual review. The conceptual review is non-binding.
- Applicants are encouraged to reach out to any relevant civic associations and immediate neighbors for new construction or large-scale projects prior to submitting to the Commission of Architectural Review.



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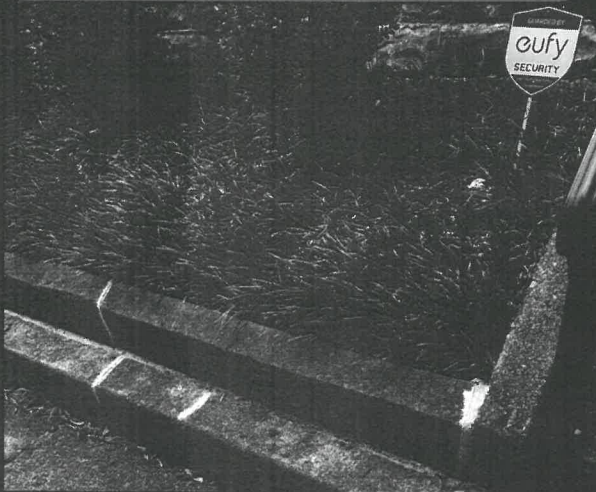
Paul Masch

Wednesday, 7/10/24



So my yard is about 95% of this area and yours is that sliver where the drain is. I just got a quote for 6k to tear out my brick stairs and all my concrete and pour new concrete.

That quote included a retaining wall that goes from my stairs to your stairs.



*owner Approval
from 2253 W.
Garage.*

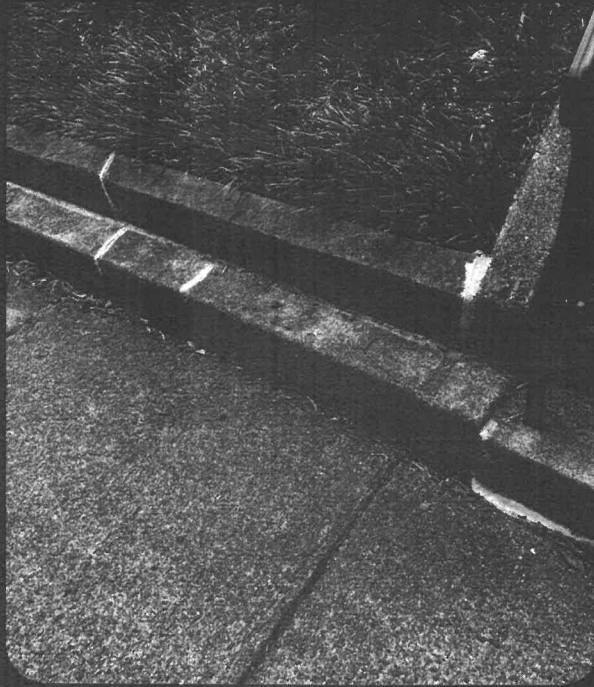
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LTE 98

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Paul Masch



Just like this.

Assuming I can get this passed through CAR, would you object? And then after this is all done, I want to try to hook your drain line up so it's working properly and then bury most of it.

I'm fine with that. I've heard stories about CAR so I'll be praying for you to have success. LMK if you need any authorization from me.

This text should be sufficient I would expect.

