



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 605 N 21st
Historic district Union Hill

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

APPLICANT INFORMATION

Check if Billing Contact

Name Sarah Blackburn
Company NA
Mailing Address 605 N 21st St, Richmond VA 23223

Phone 517-896-5097
Email sarahblackburn820@gmail.com
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 new two-story outbuilding at back of lot. Ground floor garage and second-story in-law suite comprising roughly 875 total square feet (approx. 515 for the top floor, including the stairwell, and about 360 for the garage on the bottom floor). Concrete slab foundation, hardboard siding with reveal and color matching the main structure, wood frame windows, one 8x9 garage door and one 3-foot exterior door adjacent to the alley, french doors facing the back of the house, flat white TPO roof, sloping toward the alley 1/4" per foot. Considering commission's feedback in the conceptual review phase, overall height of the structure has been reduced as much as possible while maintaining the second story. A building cross section has been included to show interior height distribution. The proposed location, while on a higher grade than the south end of the lot, is less visible and farther away from neighboring structures than the north end. The proposed height, at 20'6", is lower than the height of the main structure (24' 11"), and noticeably lower than the two other buildings it would be situated closest to - 2102 and 2104 M st - which sit at 24' 11" and 30' 0" above grade, respectively.

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.

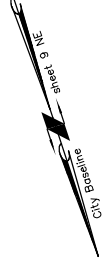
Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner

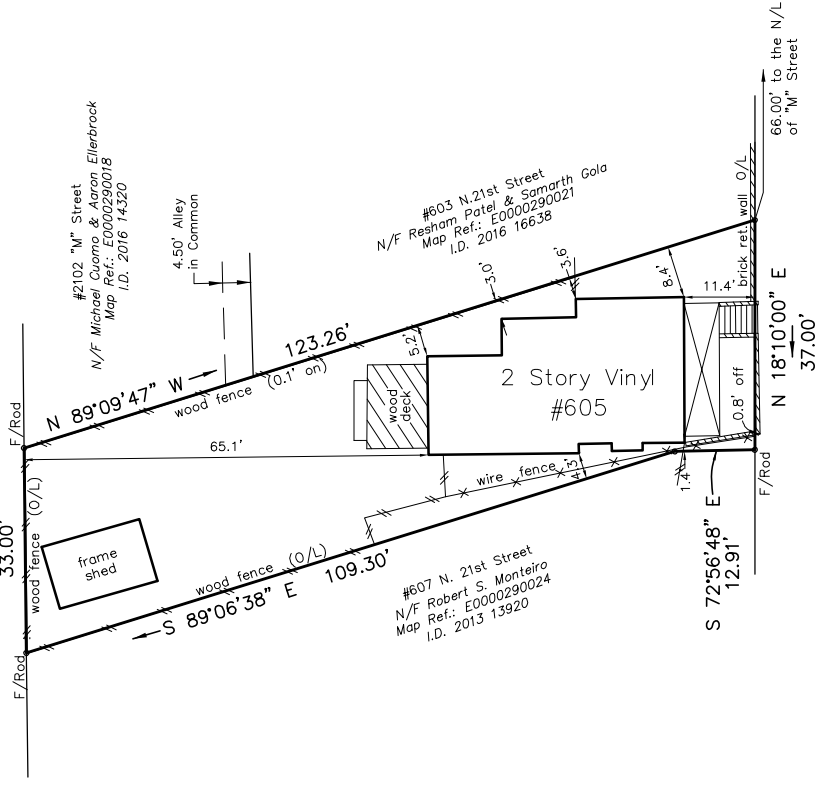
Date 11/9/20

Address: #605 N. 21st Street
 Current Owners: Sarah M. Simon & Nathan Blackburn
 Parcel ID: E0000290023
 I.D.: 2014 16931

Note: Bearings protracted from City
 Baseline sheet 9 NE.



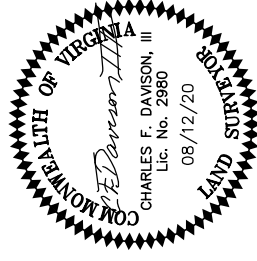
15.6' ± Public Alley
 S 17°29'37" W
 33.00'



NORTH 21st STREET

(formerly Pickett Street)

Survey and Plat of
The Property Known as
#605 N. 21st Street in
the City of Richmnd, VA



This is to certify that on 08/12/20 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 510129 0041E effective date of 07/16/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property is NOT in a Special Flood Hazard Area.



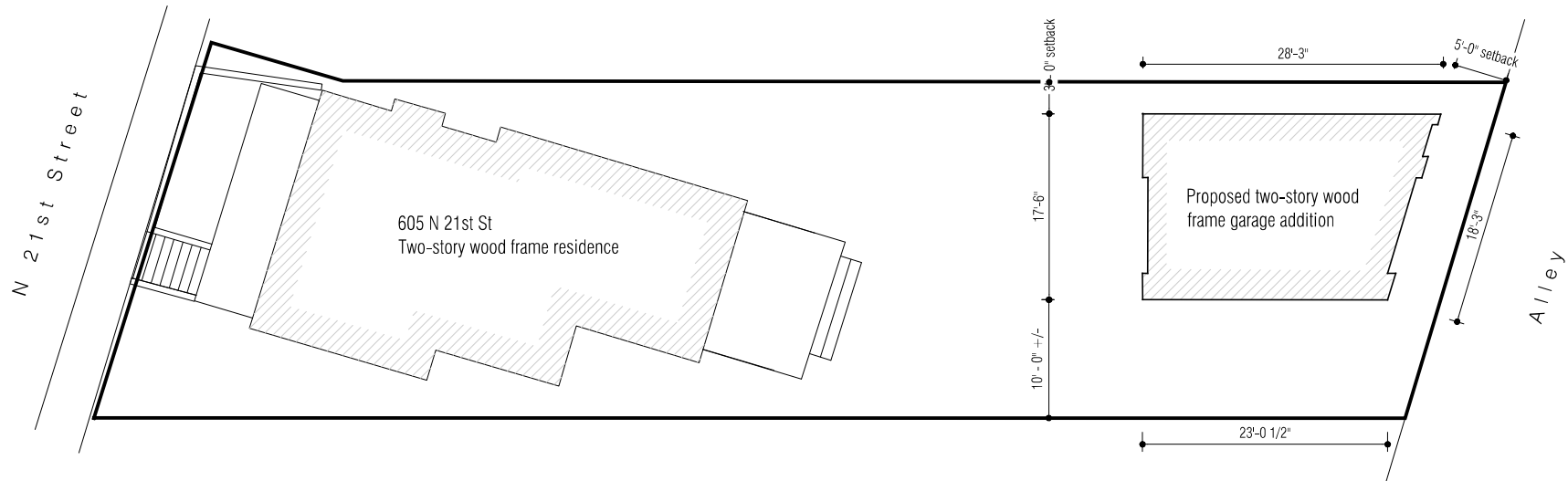
DAVISON LAND SURVEYING
 AND MAPPING

8306 Longlands Pl.
 Chesterfield, Virginia 23832
 (804)314-7441 davisonlandsurveying@gmail.com

DATE: 08/21/20 SCALE: 1"=20' IN: 20-262

605 N 21st St. - Plot Plan

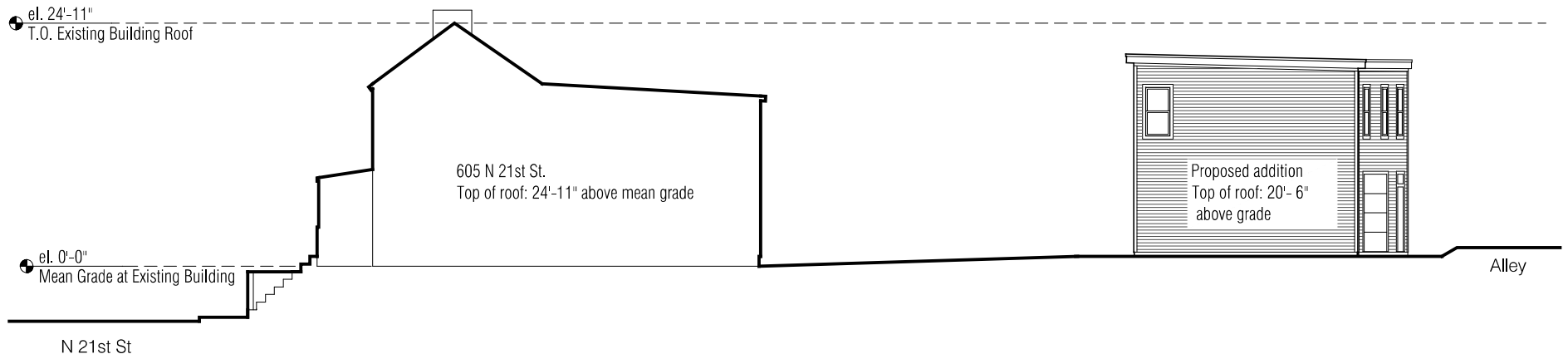
1 Site Plan
3/32" = 1' - 0"



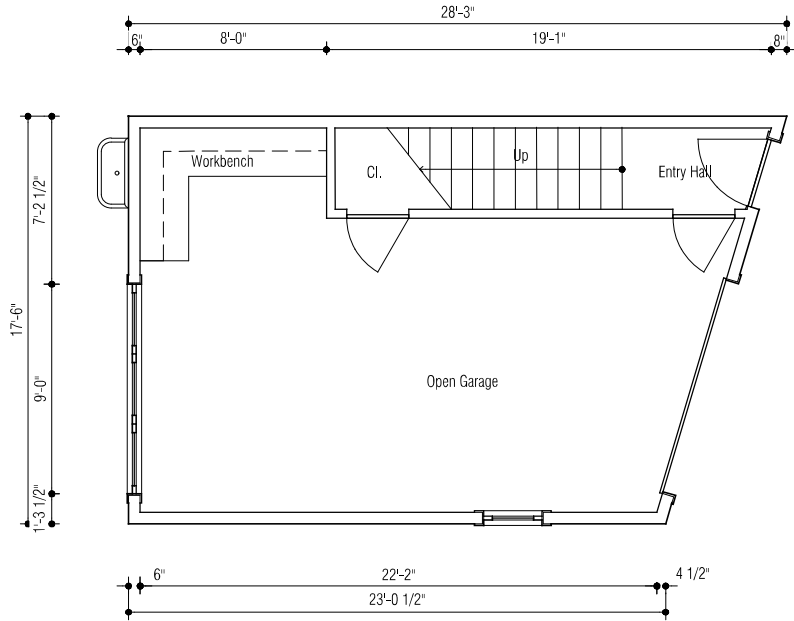
Address: 605 N 21st St
Lot Area: 3920 square feet
Zoning: R63 (Accessory dwelling unit allowable per COR Zoning Ordinance 30-419.4 (3).
Req. Yards: Rear: 5'
Side: 3'



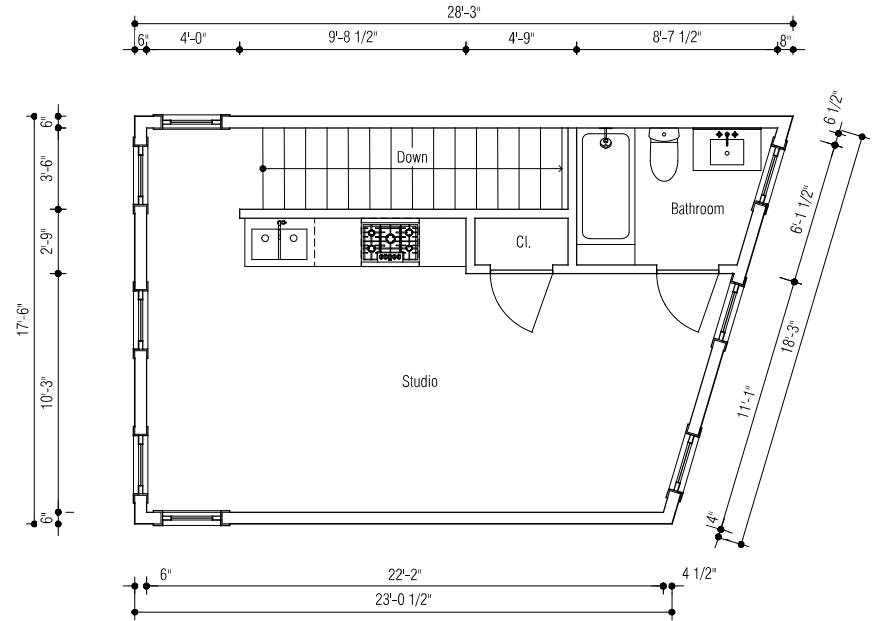
1 Site Section
3/32" = 1' - 0"



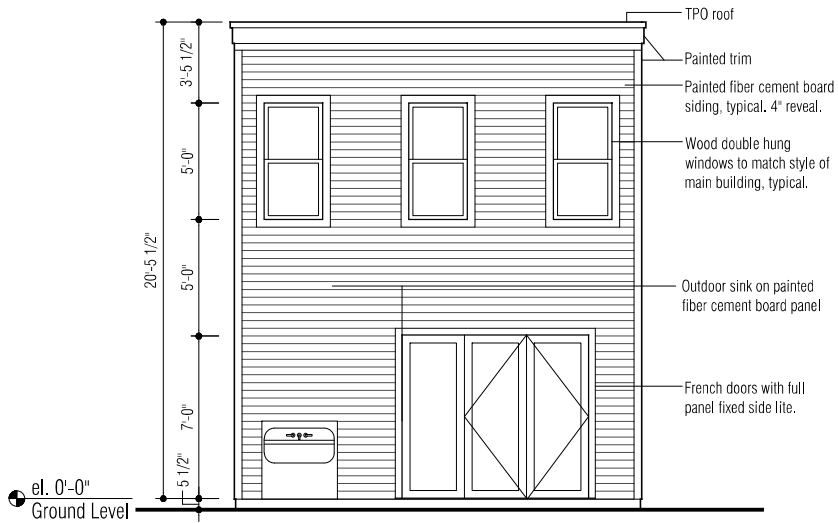
1 Ground Level Plan
3/16" = 1' - 0"



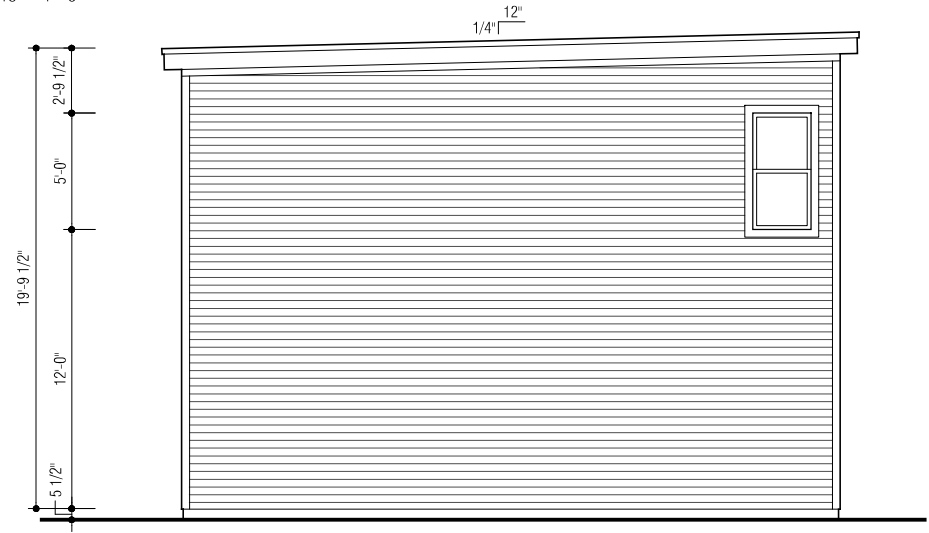
2 Level 2 Plan
3/16" = 1' - 0"



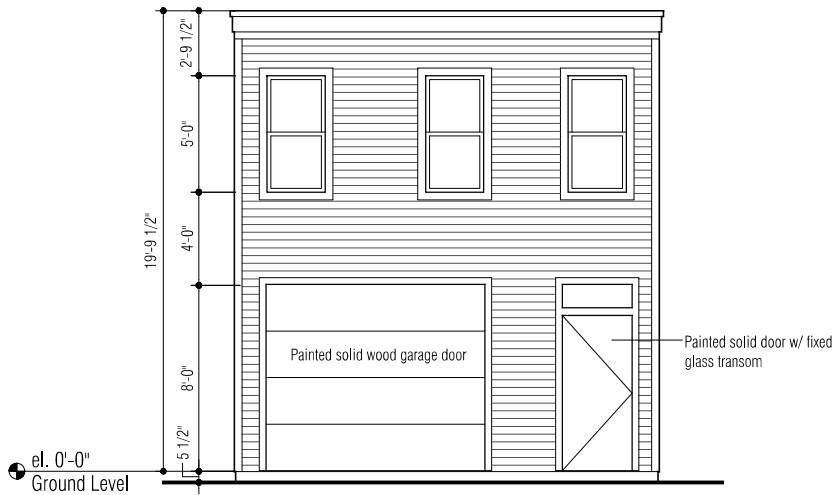
1 Exterior Elevation - West
3/16" = 1' - 0"



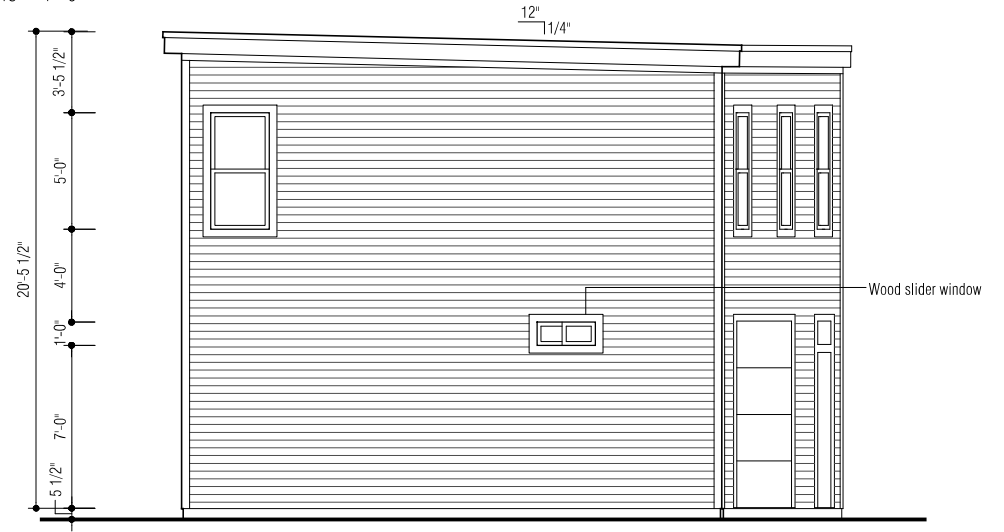
2 Exterior Elevation - North
3/16" = 1' - 0"



3 Exterior Elevation - East
3/16" = 1' - 0"

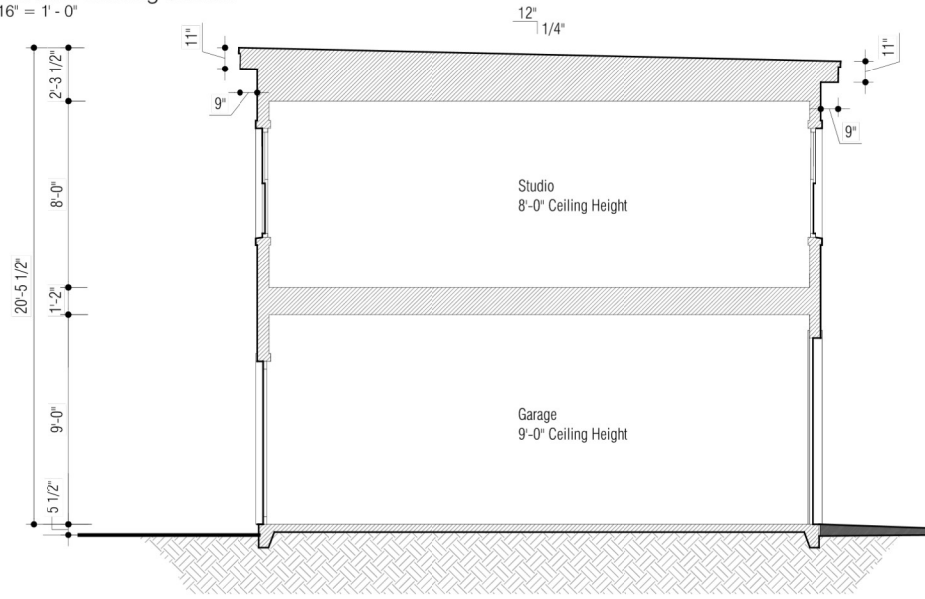


4 Exterior Elevation - South
3/16" = 1' - 0"



1 Reference Building Section

3/16" = 1' - 0"





605 N 21st St. - West Elevation

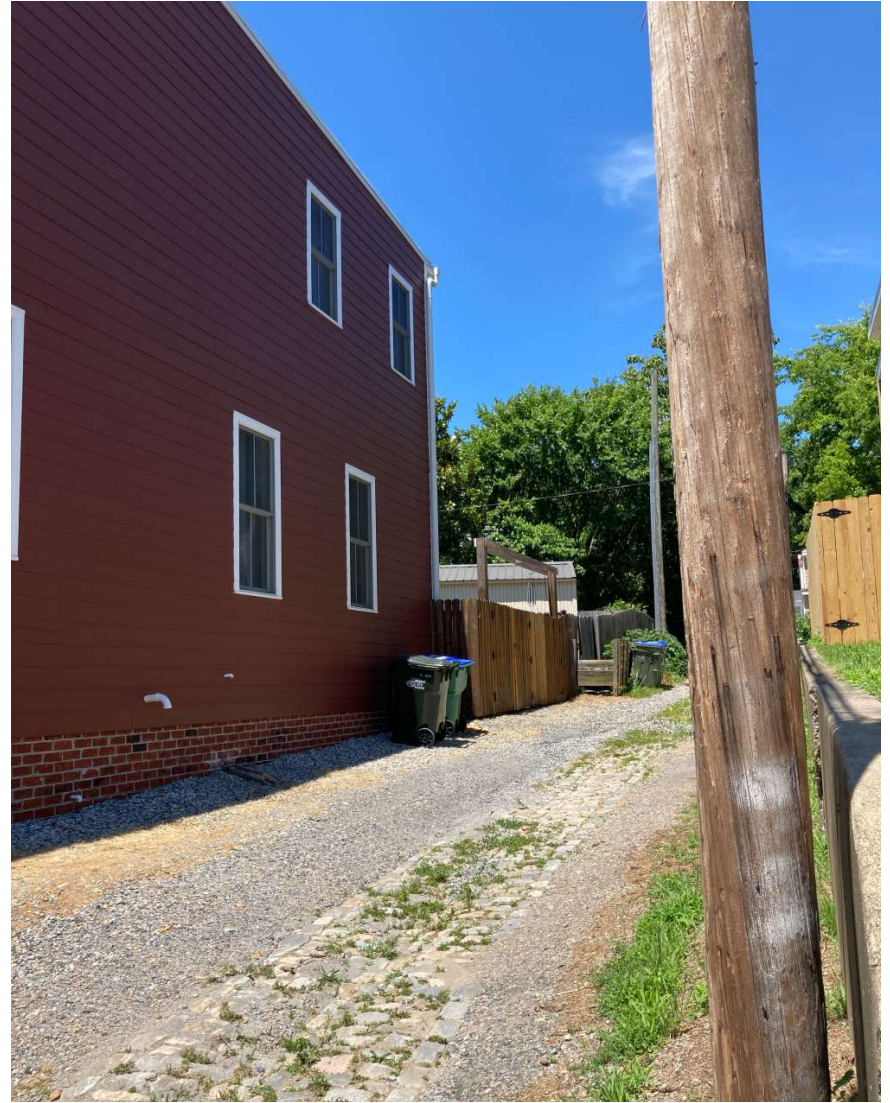


605 N 21st St. - East Elevation

605 N 21st St. - Site Photos



605 N 21st St. - View from Back Porch



605 N 21st St. - View from M St. and Alley

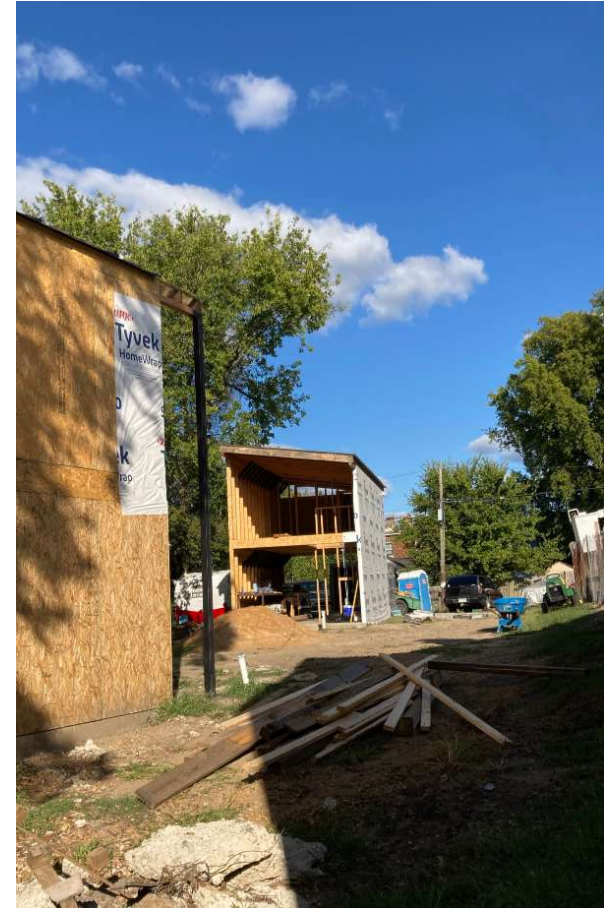
605 N 21st St. - Site Photos



607 N 23rd St. - View from Alley



Burton St. between 22nd and Jessamine St. - View from Alley



533 Mosby St. - View from Mosby St.

605 N 21st St. - Precedents