



Property (location of work)

Property Address: 972-974 Pink Street Current **Zoning**: R-63
Historic District: Union Hill

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

Additional unit attached to north wall of 972 Pink Street and fronting Pink Street.

Applicant/Contact Person: Sam Tuttle

Company: Streetcar Properties
Mailing Address: 615 N 25th Street
City: Richmond State: VA Zip Code: 23223
Telephone: (757) 903-6669
Email: sam.tuttle@gmail.com
Billing Contact? Yes Applicant Type (owner, architect, etc.): Owner

Property Owner: _____

If Business Entity, name and title of authorized signee: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Telephone: (____) _____
Email: _____
Billing Contact? _____

****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: Sam Tuttle Date: 05/31/2023

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.



CERTIFICATE OF APPROPRIATENESS

NEW CONSTRUCTION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on site.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: _____

NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

DRAWINGS (refer to required drawing guidelines)

- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- material description; attach specification sheets if necessary

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- site as seen from street, from front and corners, include neighboring properties

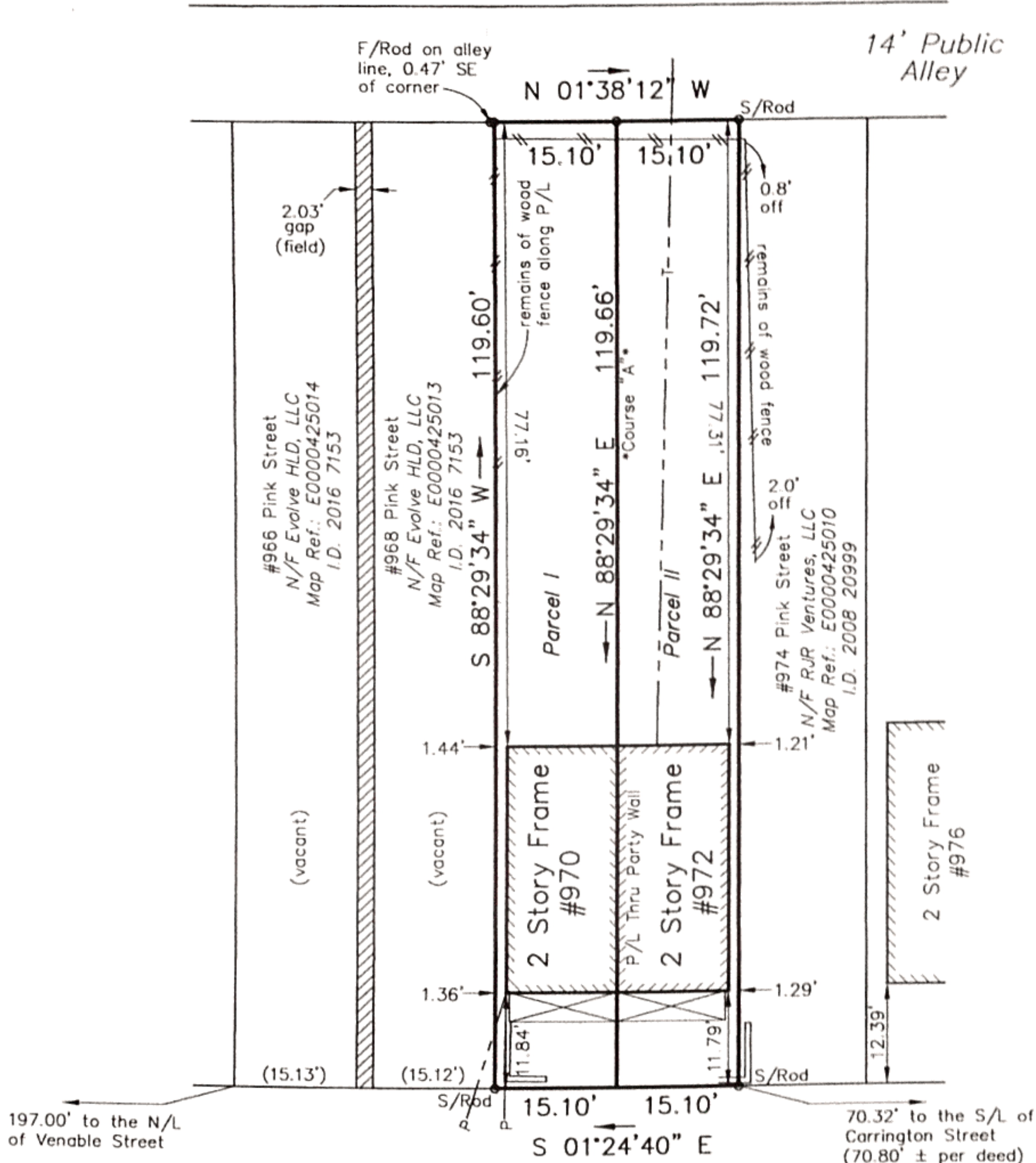
Parcel I:
 Address: #970 Pink Street
 Current Owner: Tut Hill, LLC
 Map Ref.: E0000425012
 I.D. 2015 23772

Parcel II:
 Address: #972 Pink Street
 Current Owner: Tut Hill, LLC
 Map Ref.: E0000425011
 I.D. 2015 23772

Note: Bearings protracted from City Baseline sheet 9 NE.

Course "A" location based on center of subject building as field located.

A discrepancy of 2.02' exists between City baseline sheet and City records.



PINK STREET

Survey and Plat of
**The Properties Known as
 #970 & #972 Pink Street in
 the City of Richmond, VA**



This is to certify that on 06/30/16 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. 5101290041E 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.



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

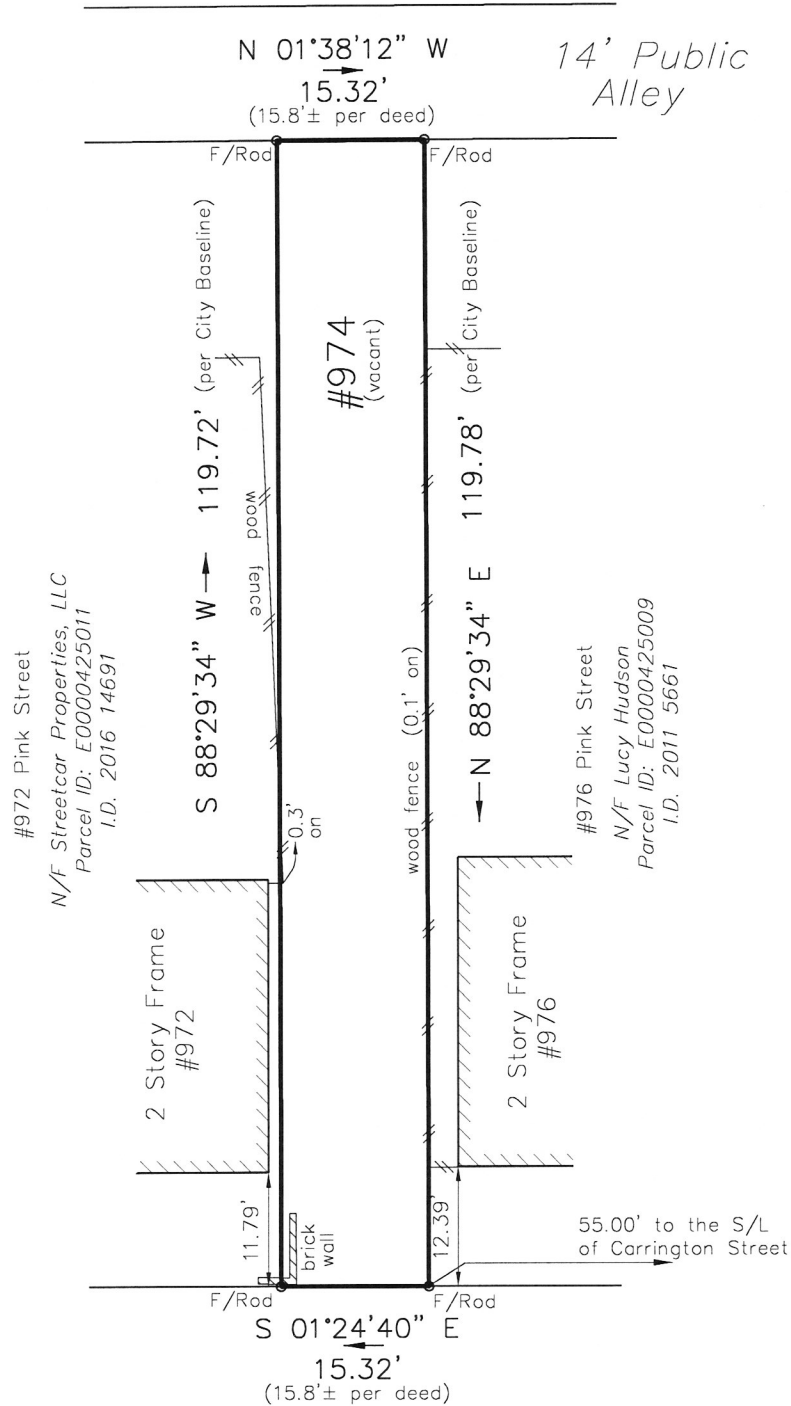
1900 Byrd Avenue, Suite 103
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

Scale: 1"=20'
 Drawn: TCJ
 Job: 1285-16

Date: 07/05/16
 Checked: JAL

Address: #974 Pink Street
 Current Owner: RJR Ventures, LLC
 Parcel ID: E0000425010
 I.D. 2008 20999

Note: Bearings protracted from City
 Baseline sheet 9 NE.



PINK STREET

Survey and Plat of
**The Property Known as
 #974 Pink Street in
 the City of Richmond, VA**



This is to certify that on 05/24/18 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.

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Virginia-North Carolina

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 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

Scale: 1"=20'
 Drawn: TCJ
 Job: 1277-18

Date: 06/01/18
 Checked: JAL

972 Pink Street – CAR Application

Table of Contents

- CAR 1 Cover Sheet
- CAR 2 First Floor Existing
- CAR 3 First Floor Proposed
- CAR 4 Second Floor Existing
- CAR 5 Proposed Second Floor
- CAR 6 Elevations
- CAR 7 Elevations
- CAR 8 Elevations
- CAR 9 Elevations
- CAR 10 Elevations
- CAR 11 Elevations

Owner

Streetcar Properties LLC
615 N. 25th Street
Richmond, VA, 23223

Plans Prepared By

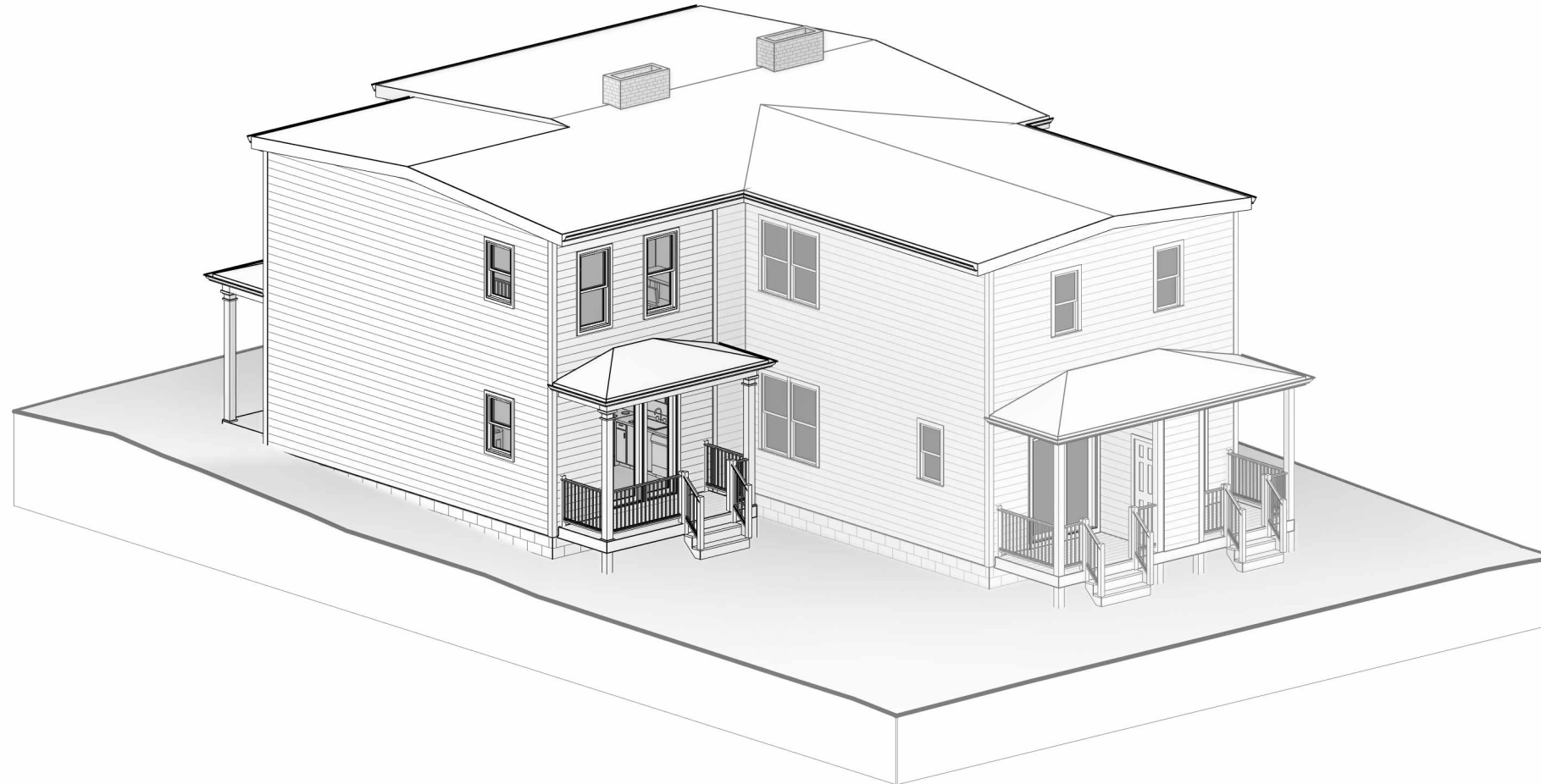
Obsidian, Inc.
Charles R. Field, P.E.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Property Information

Parcel ID	E0000425011
Zoning	R-63
Use	Residential
Setbacks	Front Yard = 15' maximum Side Yard = 3 feet Rear Yard = 5 feet
Lot Coverage	< 65%

Scope of Work

Scope of work will generally consist of the renovation to an existing structure in accordance with these plans and the Virginia Residential Code, 2018.

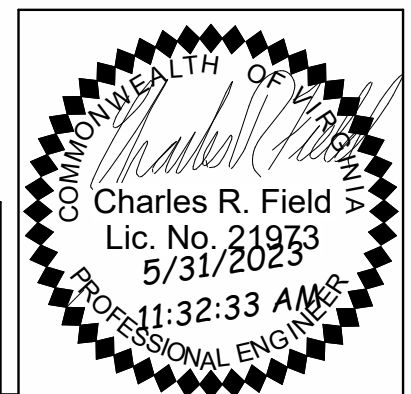


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May 31, 2023

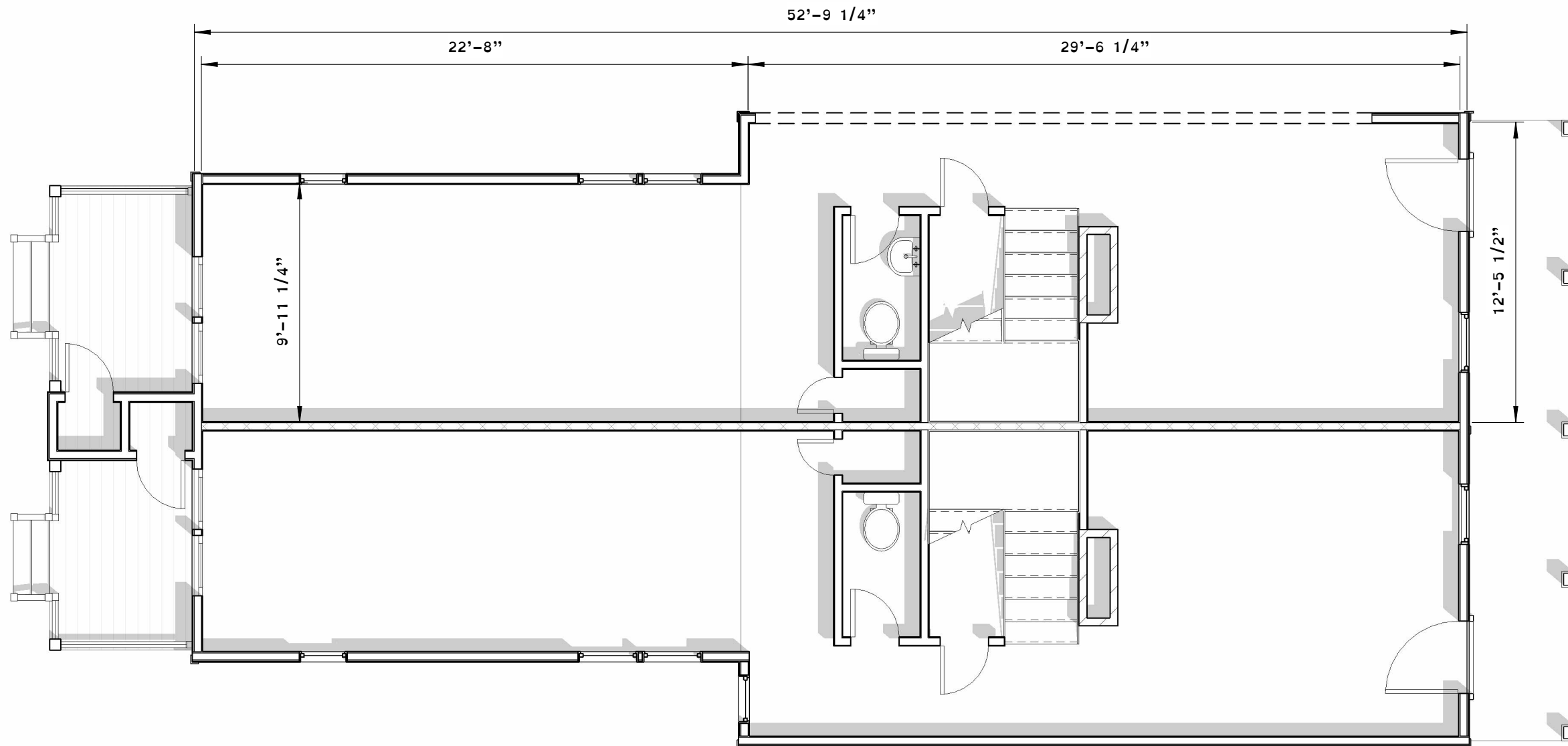
Cover Sheet
972 Pink Street
Sam Tuttle

CAR 1



Rev.	Date	Description

Print plans at 11" x 17", Tabloid



1 1st Floor - Existing
 3/16" = 1'-0"

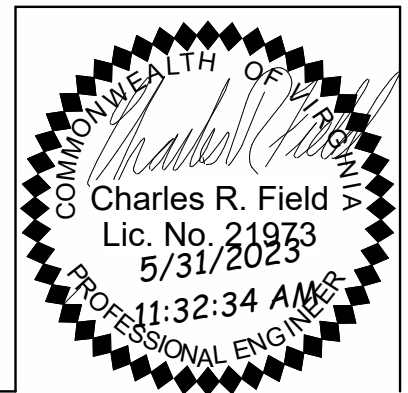
Rev.	Date	Description
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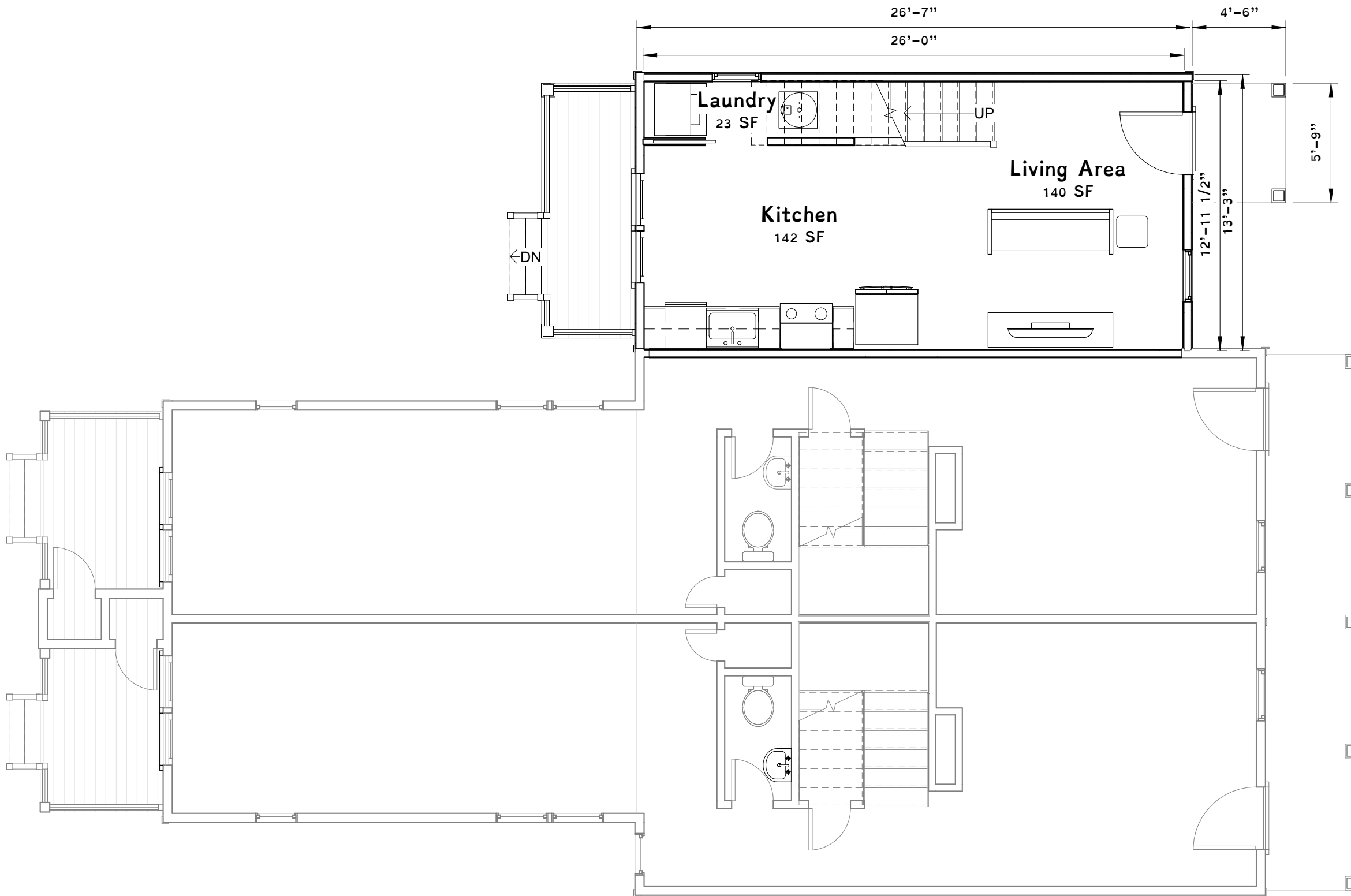
May 31, 2023

First Floor Existing
 972 Pink Street
 Sam Tuttle

CAR 2



Print plans at 11" x 17", Tabloid



1 1st Floor - Proposed
 3/16" = 1'-0"

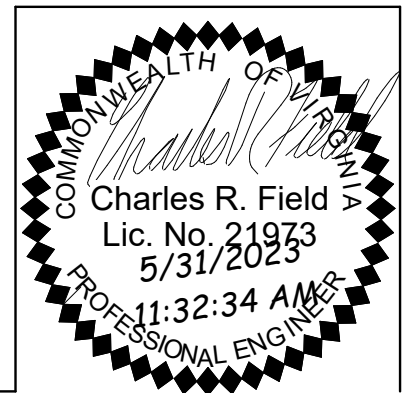
Rev.	Date	Description
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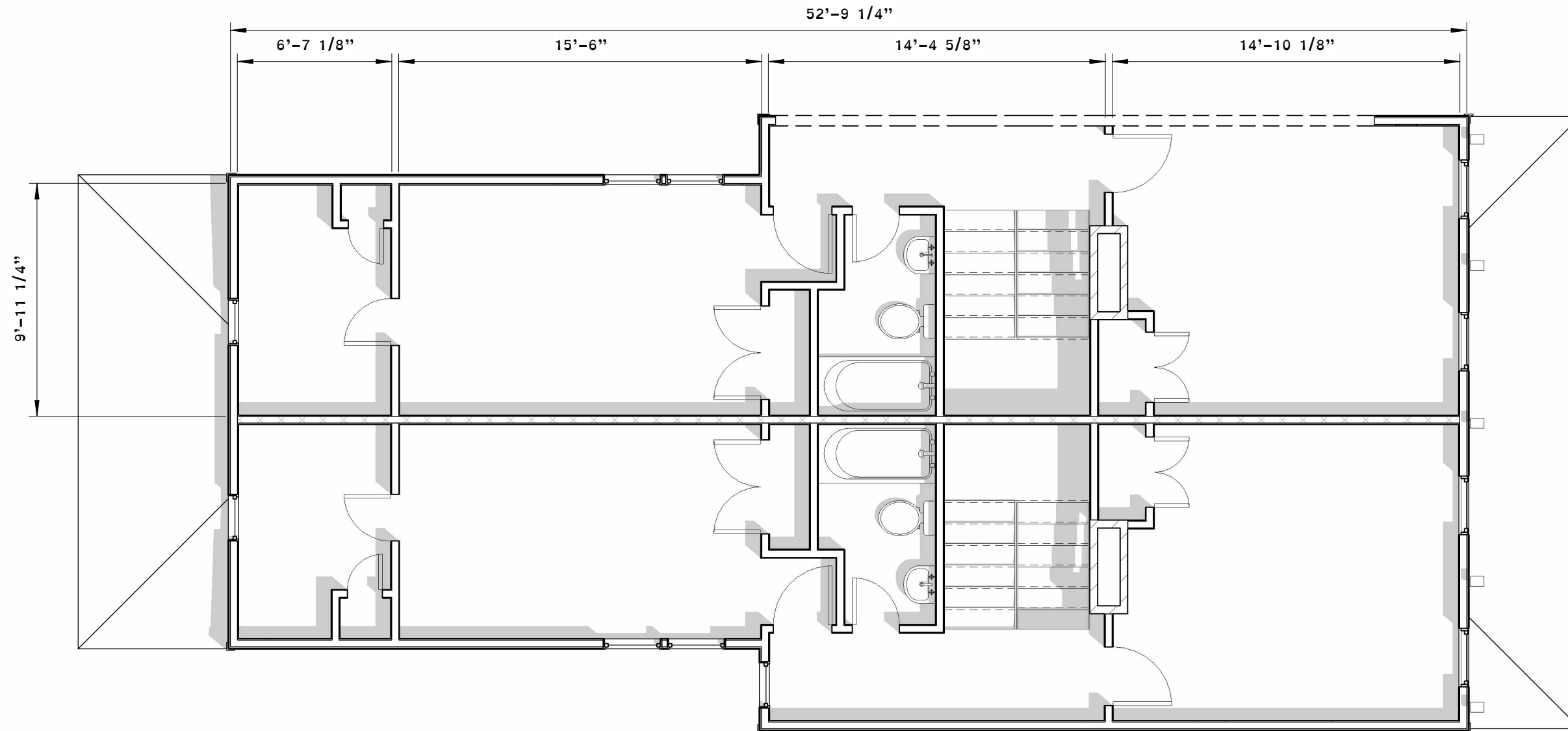
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 obsidianrva@gmail.com

First Floor Proposed
 972 Pink Street
 Sam Tuttle

May 31, 2023

CAR 3





1 2nd Floor - Existing
 3/16" = 1'-0"

Print plans at 11" x 17", Tabloid

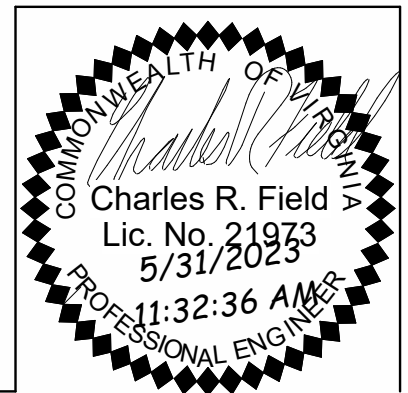
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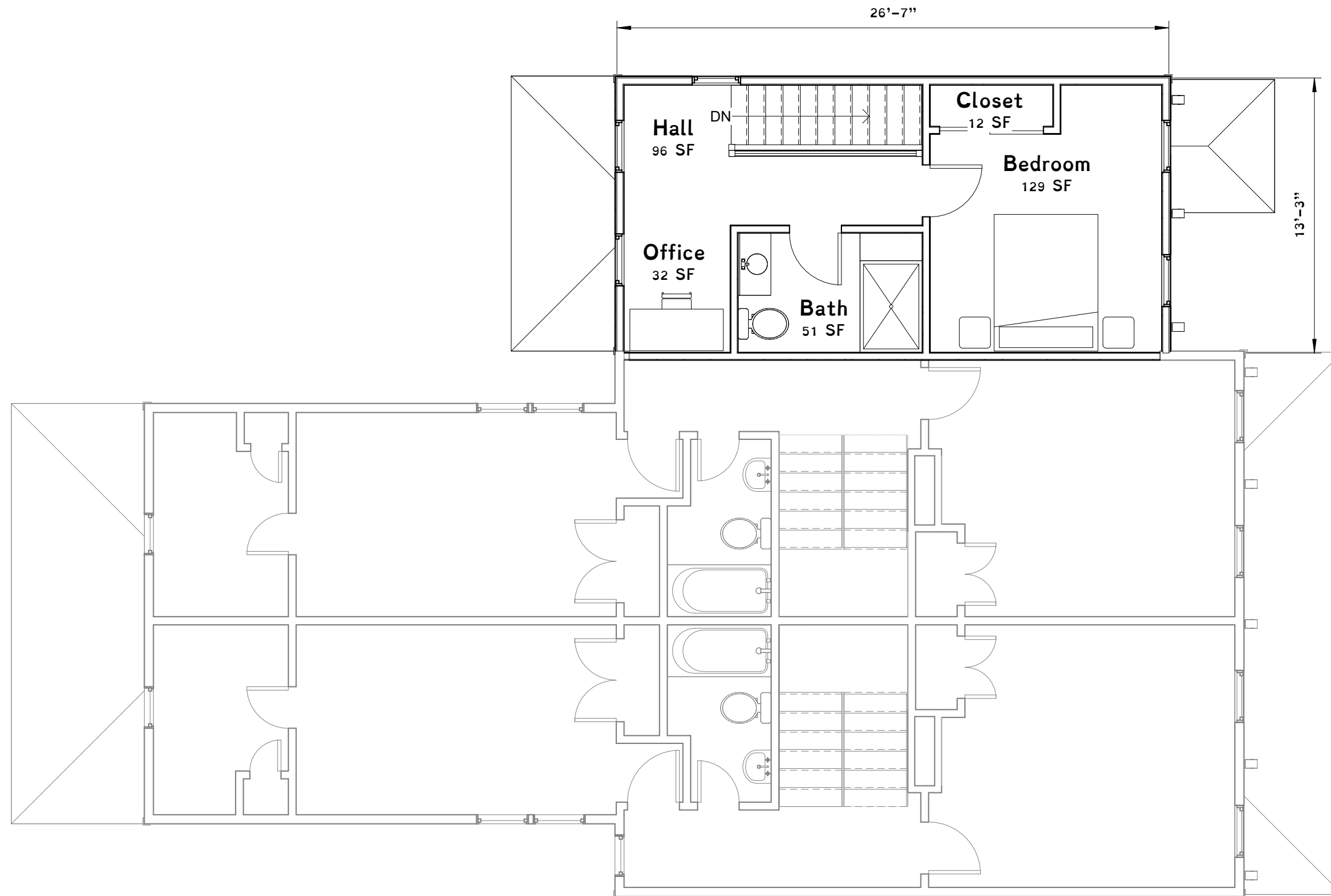
May 31, 2023

Second Floor Existing
 972 Pink Street
 Sam Tuttle

CAR 4



Print plans at 11" x 17", Tabloid

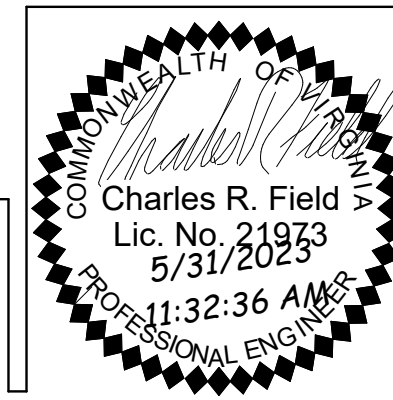


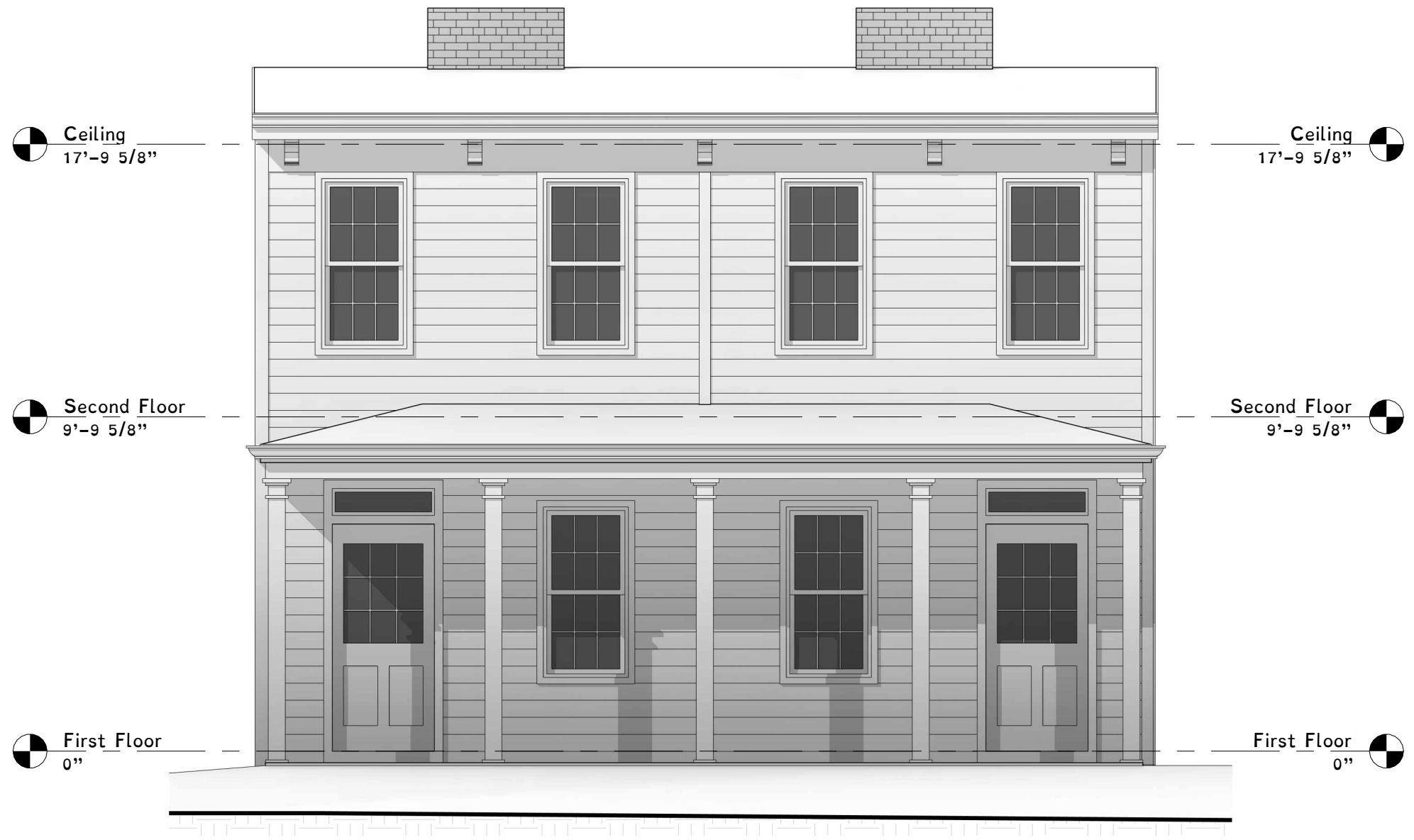
1 2nd Floor - Proposed
 3/16" = 1'-0"

Rev.	Date	Description

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 obsidianrva@gmail.com

Proposed Second Floor
 972 Pink Street
 Sam Tuttle
 May 31, 2023
 CAR 5





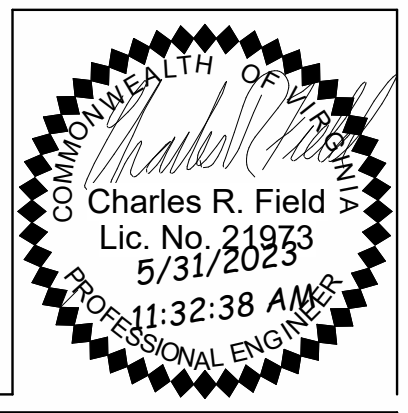
1 Existing East
1/4" = 1'-0"

Print plans at 11" x 17", Tabloid

Rev.	Date	Description

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Elevations
 972 Pink Street
 Sam Tuttle
 May 31, 2023
 CAR 6



Print plans at 11" x 17", Tabloid

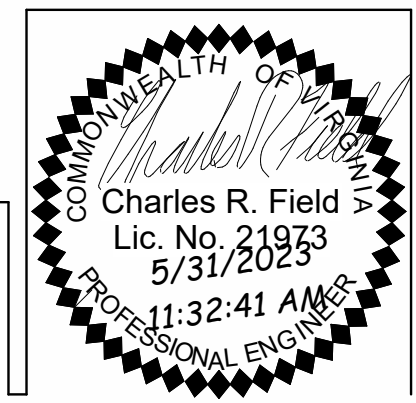


1 Proposed East
1/4" = 1'-0"

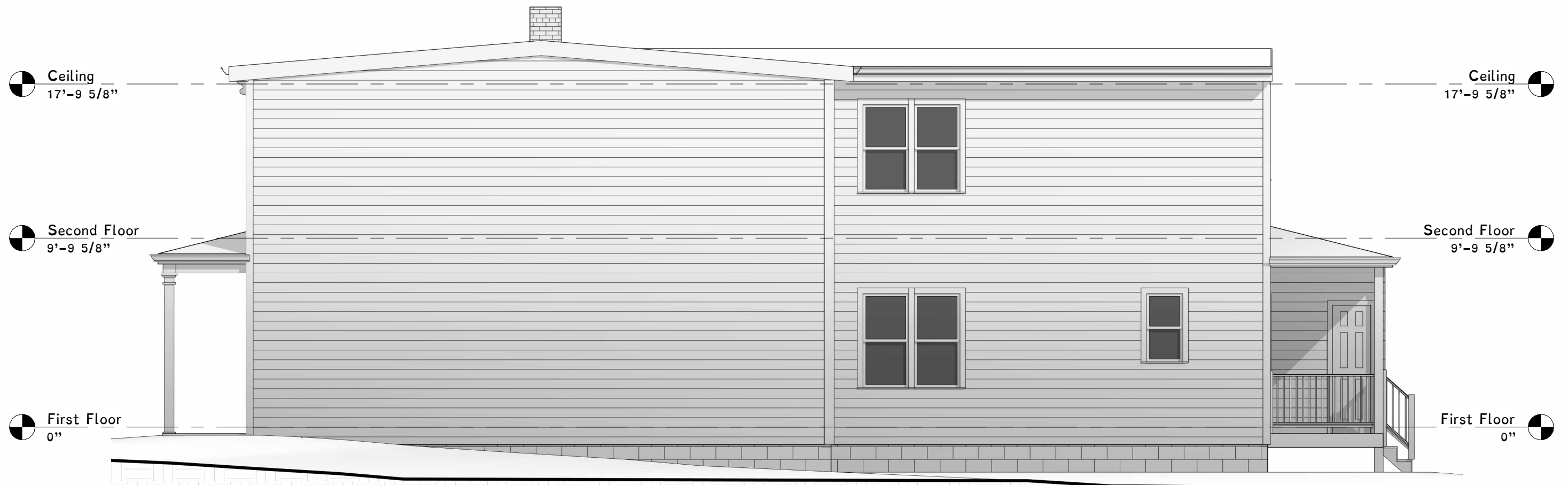
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Elevations
 972 Pink Street
 Sam Tuttle
 May 31, 2023
 CAR 7



Print plans at 11" x 17", Tabloid



1 Existing North
3/16" = 1'-0"

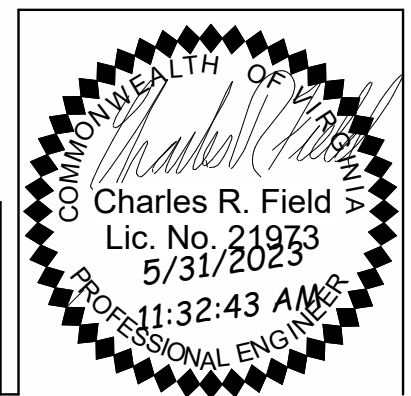
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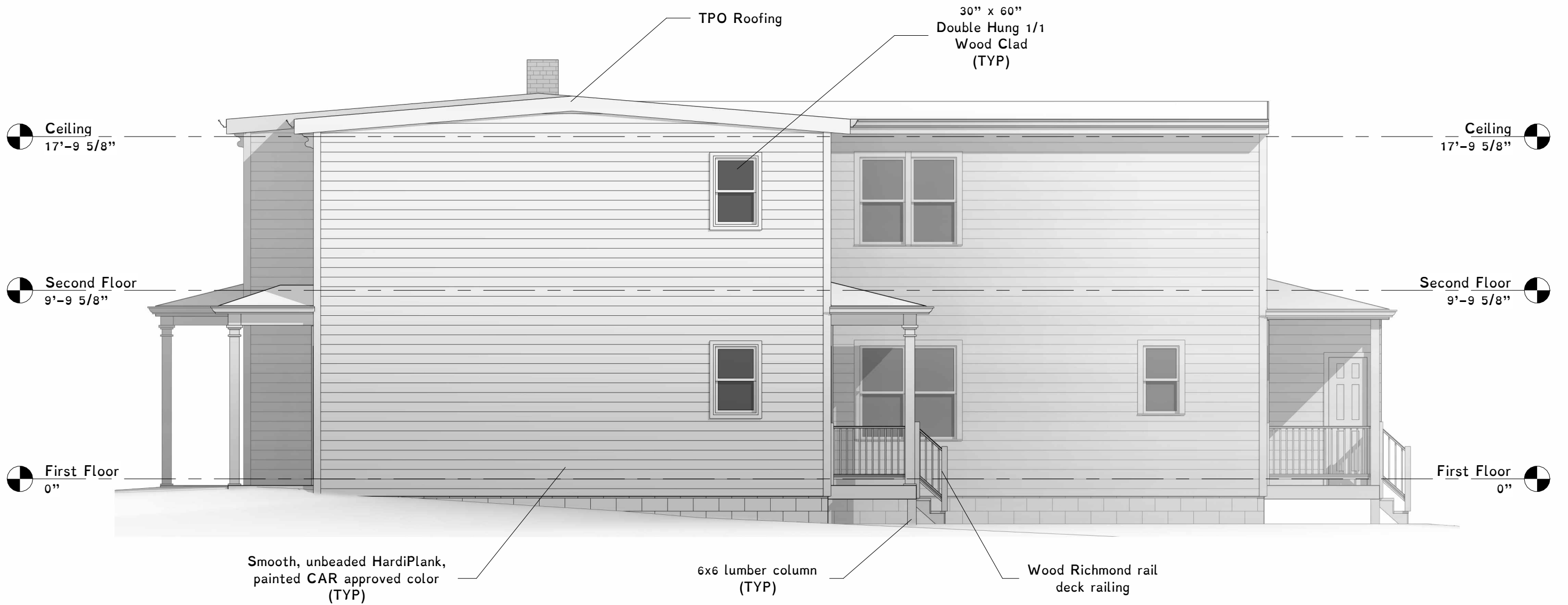
Elevations
 972 Pink Street
 Sam Tuttle

May 31, 2023

CAR 8



Print plans at 11" x 17", Tabloid

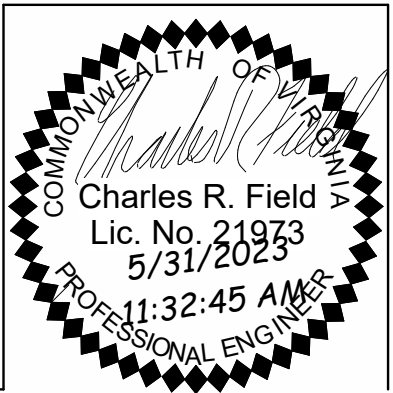


1 Proposed North
3/16" = 1'-0"

Rev.	Date	Description

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Elevations
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 Sam Tuttle
 May 31, 2023
 CAR 9



Print plans at 11" x 17", Tabloid



1 Existing West
1/4" = 1'-0"

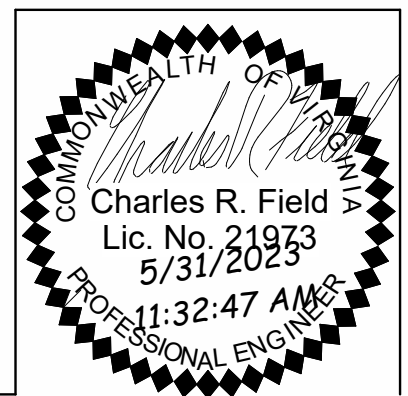
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May 31, 2023

Elevations
 972 Pink Street
 Sam Tuttle

CAR 10



Print plans at 11" x 17", Tabloid



1 Proposed West
 1/4" = 1'-0"

Rev.	Date	Description

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Elevations
 972 Pink Street
 Sam Tuttle
 May 31, 2023
 CAR 11

