



Property (location of work)

Property Address: 961, 965, & 967 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):

Paving existing alley-in-common to connect public alley

Applicant/Contact Person: Will Gillette

Company: Baker Development Resources
Mailing Address: 530 E main Street, Suite 600
City: Richmond State: VA Zip Code: 23219
Telephone: (864) 377-9140
Email: will@bakerdevelopmentresources.com
Billing Contact? Applicant Type (owner, architect, etc.): Agent

Property Owner: Seibert, David

If Business Entity, name and title of authorized signee: _____
Mailing Address: 2317 Carrington
City: Richmond State: VA Zip Code: 23223
Telephone: (804) 201-7220
Email: dave@seibertre.com
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:  *Dave Seibert* Date: 09/03/25



August 27, 2025

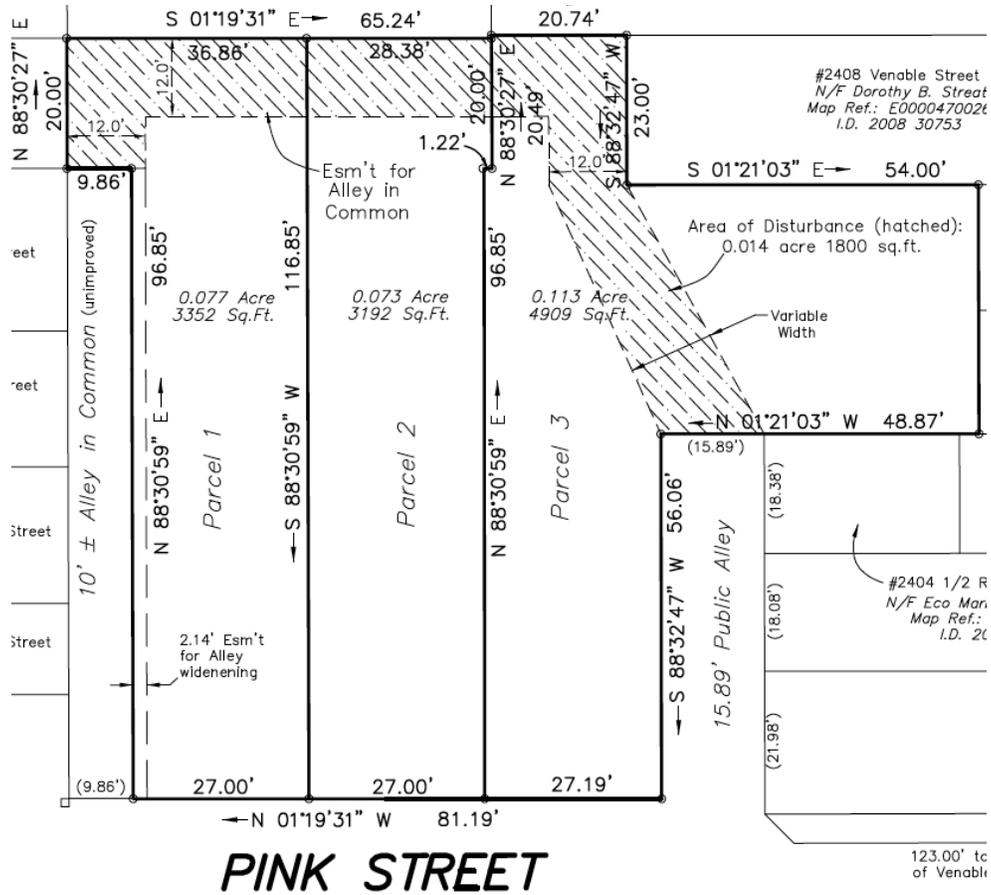
City of Richmond Department of Planning and Development Review
Commission of Architectural Review
City Hall, 900 East Broad Street
Richmond, VA 23219

RE: Commission of Architectural Review: 961, 965, & 967 Pink Street (E0000-470/032, /033, & 038)

Members of the Commission,

This memorandum shall serve as the applicant's statement for an application to be reviewed by the Commission of Architectural Review (the "CAR") for the paving of the alley-in-common located at the rear of the properties known as 961, 965, and 967 Pink Street (the "Property").

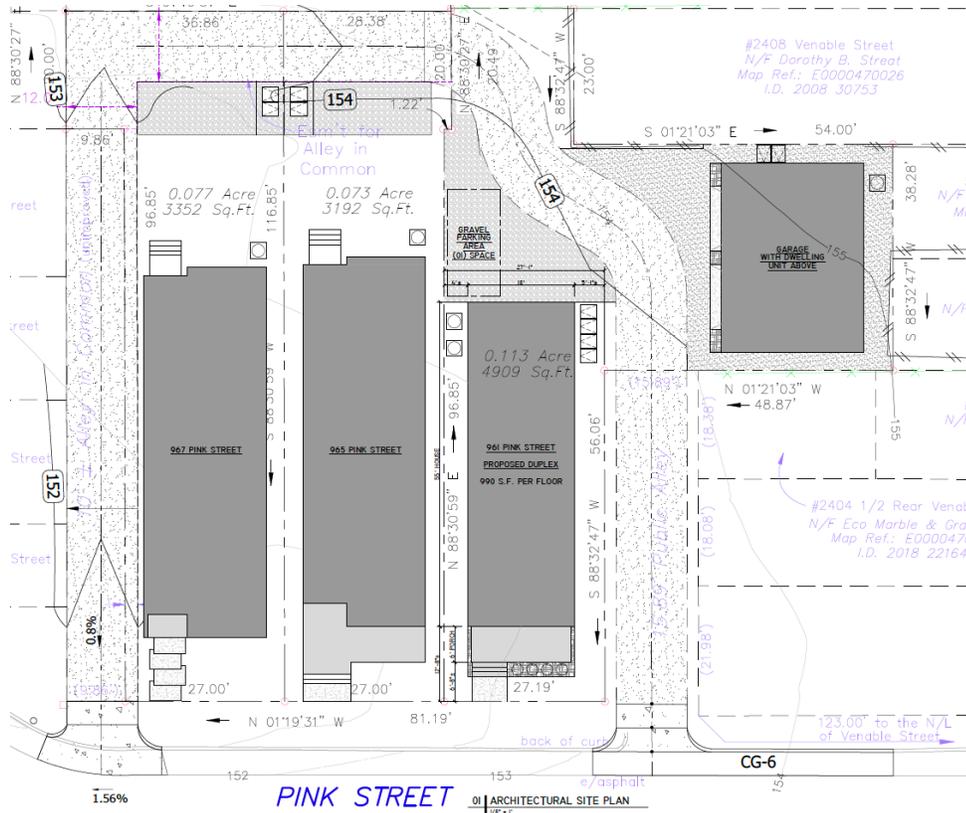
The Property is located on the east side of Pink Street between Carrington and Venable Streets and lies in Richmond's Union Hill City Old and Historic District. Each parcel has been developed with new dwellings which have previously received approval from the CAR. As part of the previously approved Certificates of Occupancy (the "COA") and the Special Use Permit (the "SUP") approved on 961 Pink Street, an alley in common was created at the rear of the three parcels to connect to the existing public alleys off Pink Street. In order to pave the alley in common with asphalt, it will require a COA, as the alley in common is on private property. The previous COA for 961 Pink Street permitted the asphalt pavement of the area around the approved garage on the alley and the SUP for 961 Pink Street has also required alley improvements. Therefore, the proposed alley improvements, which will be minimally visible from the Pink Street right of way, will create consistency in the materials in the private alley while limiting the overall maintenance for the property owners.



PINK STREET

Siting:

The Property consists of three contiguous parcels which are connected in the rear by an alley in common. The alley in common connects the two public dead-end alleys off Pink Street and permits access to the rear of the parcels and the accessory building on 961 Pink Street. No changes are proposed to the current siting, and the COA would only permit the paving of the rear alley.



In conclusion, the proposed paving would be compatible with the previously approved COA and SUP on the Property. It would also maintain compatibility with the existing alleys in the neighborhood which are a combination of asphalt and gravel paving as well as some unimproved alleys. We thank you for the care and assistance in reviewing our application. Should you have any questions after reviewing this request, please feel free to contact me at will@bakerdevelopmentresources.com or (864)377-9140.

Sincerely,

Will Gillette

Baker Development Resources, LLC

Parcel A :
Address: #965 Pink Street
N/F Nest Builders, LLC
Map Ref.: E0000470033
I.D. 2020 26357
Area: 2554 Sq.Ft.

Parcel B:
Address: #961 Pink Street
N/F Nest Builders, LLC
Map Ref.: E0000470032
I.D. 2020 26357
Area: 2804 Sq.Ft.

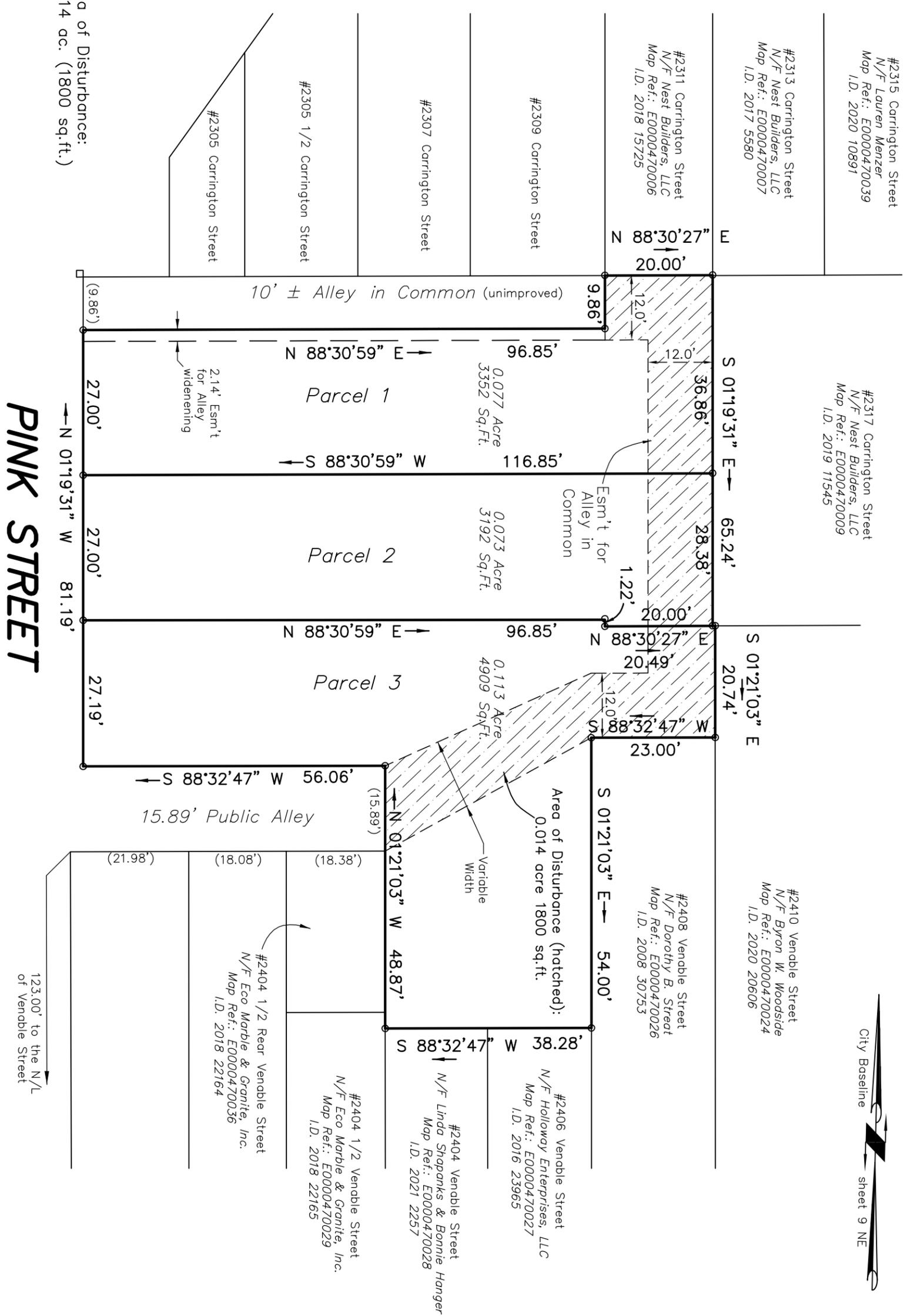
Parcel C:
Address: #967 Rear Pink Street
N/F Nest Builders, LLC
Map Ref.: E0000470038
I.D. 2018 20184
Area: 2914 Sq.Ft.

Parcel D:
Address: #2404 Rear Venable Street
N/F Nest Builders, LLC
Map Ref.: E0000470037
I.D. 2020 26348
Area: 1875 Sq.Ft.

Proposed Parcel 1:
Area: 0.077 Ac.; 3352 Sq.Ft.
Proposed Parcel 2:
Area: 0.073 Ac.; 3192 Sq.Ft.
Proposed Parcel 3:
Area: 0.113 Ac.; 4909 Sq.Ft.



Note: Area of Disturbance:
0.014 ac. (1800 sq.ft.)



PINK STREET

Proposed Easements for Additional Alley on
The Properties Known as #965 Pink Street,
#961 Pink Street, #967 Pink Street,
#2311 Carrington Street & #2404 Rear
Venable Street in the City of Richmond, VA

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
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Chesterfield, Virginia 23832
(804)314-7441 davisonlandsurveying@gmail.com
DATE: 03/25/21 SCALE: 1"=20' IN: 21-023