



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

### PROPERTY (location of work)

Address 309 N. 28th Street

Historic district St. John's Church

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

### APPLICANT INFORMATION

☐ Check if Billing Contact

Name Scott Broadus

Phone 804 519-2976

Company broadus design shop

Email sctbrds@yahoo.com

Mailing Address 2940 halstead rd  
n. chesterfield, VA 23235

Applicant Type: ☐ Owner ☐ Agent  
☐ Lessee ☒ Architect ☐ Contractor  
☐ Other (please specify): \_\_\_\_\_

### OWNER INFORMATION (if different from above)

☐ Check if Billing Contact

Name William Russell Jones, III

Company Romeo LLC

Mailing Address 2618 East Broad Street

Phone 804 218-2361

Richmond, VA 23223

Email russelljones2618@gmail.com

### PROJECT INFORMATION

#### Project Type:

☐ Alteration

☐ Demolition

☒ New Construction

(Conceptual Review Required)

#### Project Description: (attach additional sheets if needed)

This is a follow-up review regarding a single family dwelling on a vacant lot. There will be a partial basement, 1st and 2nd floors, and a partial 3rd floor walk-up attic with an open roof deck. The house is a 3 bay front, box form with masonry/concrete/stucco options at the exterior and a full width front porch. The partial 3rd floor walk-up attic at the rear of the house will open to a roof deck at about the middle of the house.

### 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.

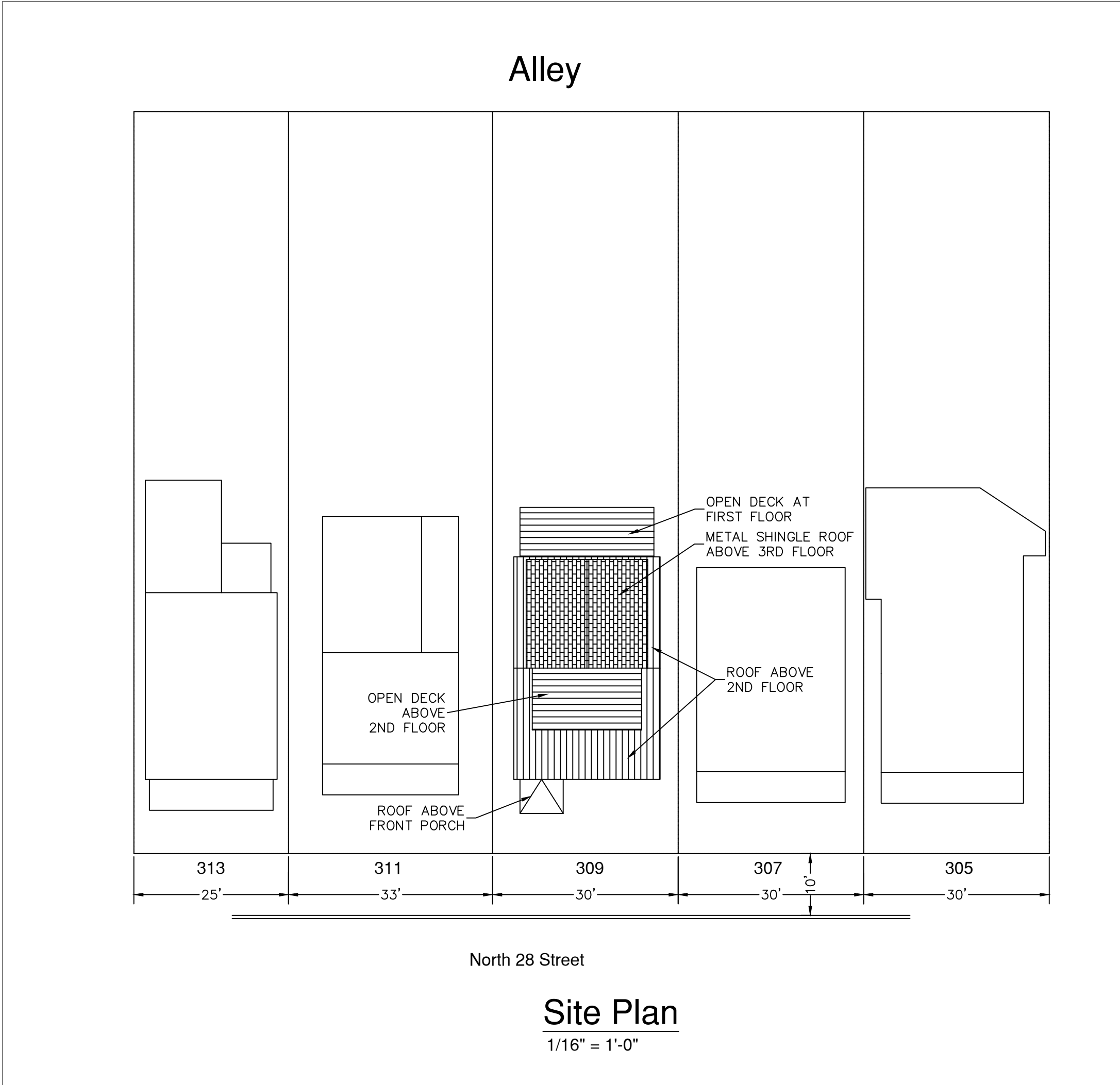
**Zoning Requirements:** Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner

Date 10-1-2021



28 Street Elevation - East Side  
1/8" = 1'-0"



|                          |  |                    |  |
|--------------------------|--|--------------------|--|
| bds                      |  |                    |  |
| broadus design shop      |  | 2940 halstead road |  |
| richmond, va 23255       |  | tel: 804 519-2976  |  |
| email: sctbrds@yahoo.com |  |                    |  |

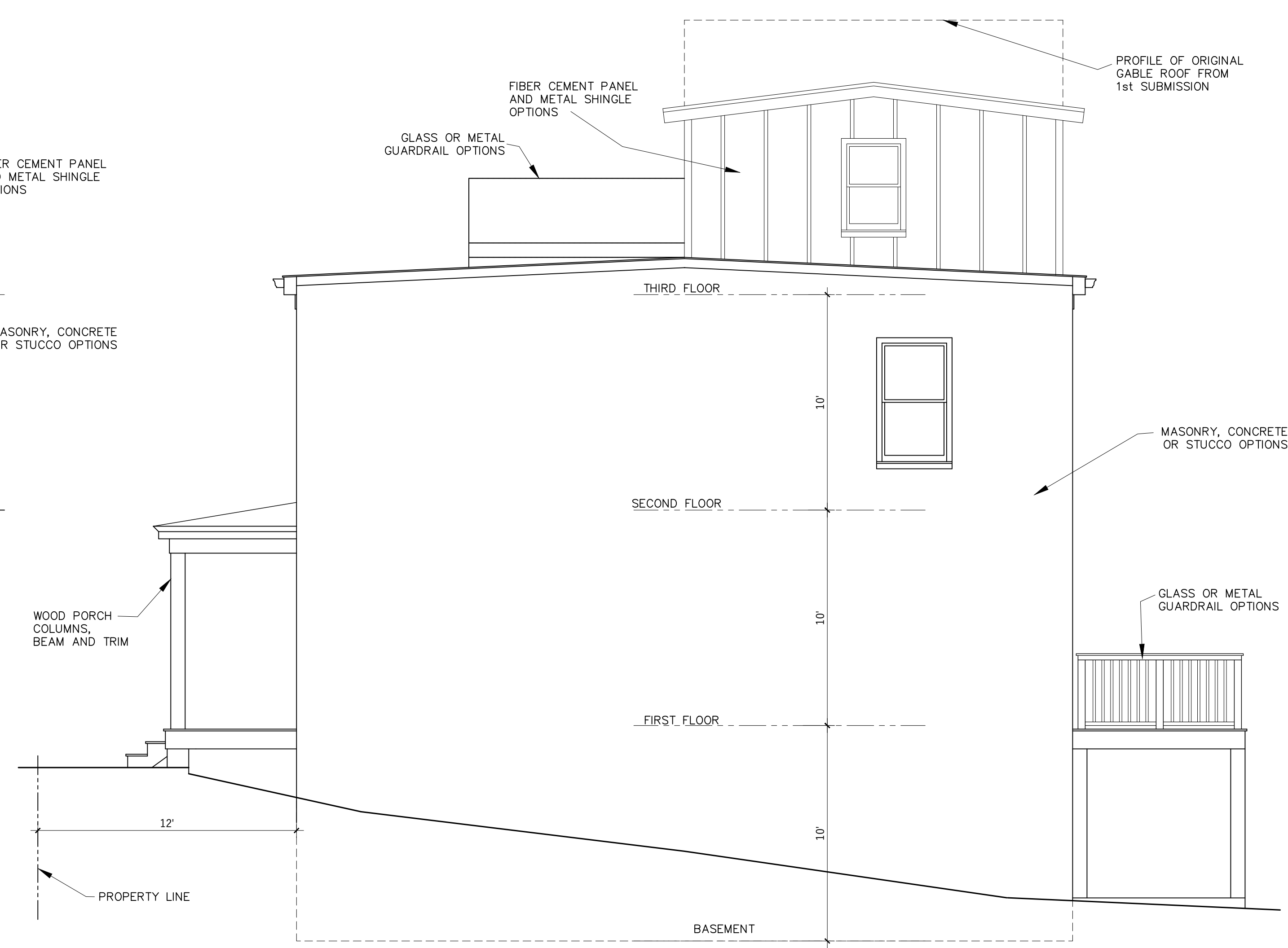
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309 N. 28 Street  
Richmond, VA  
ELEVATIONS

10-1-21 PRELIMINARY



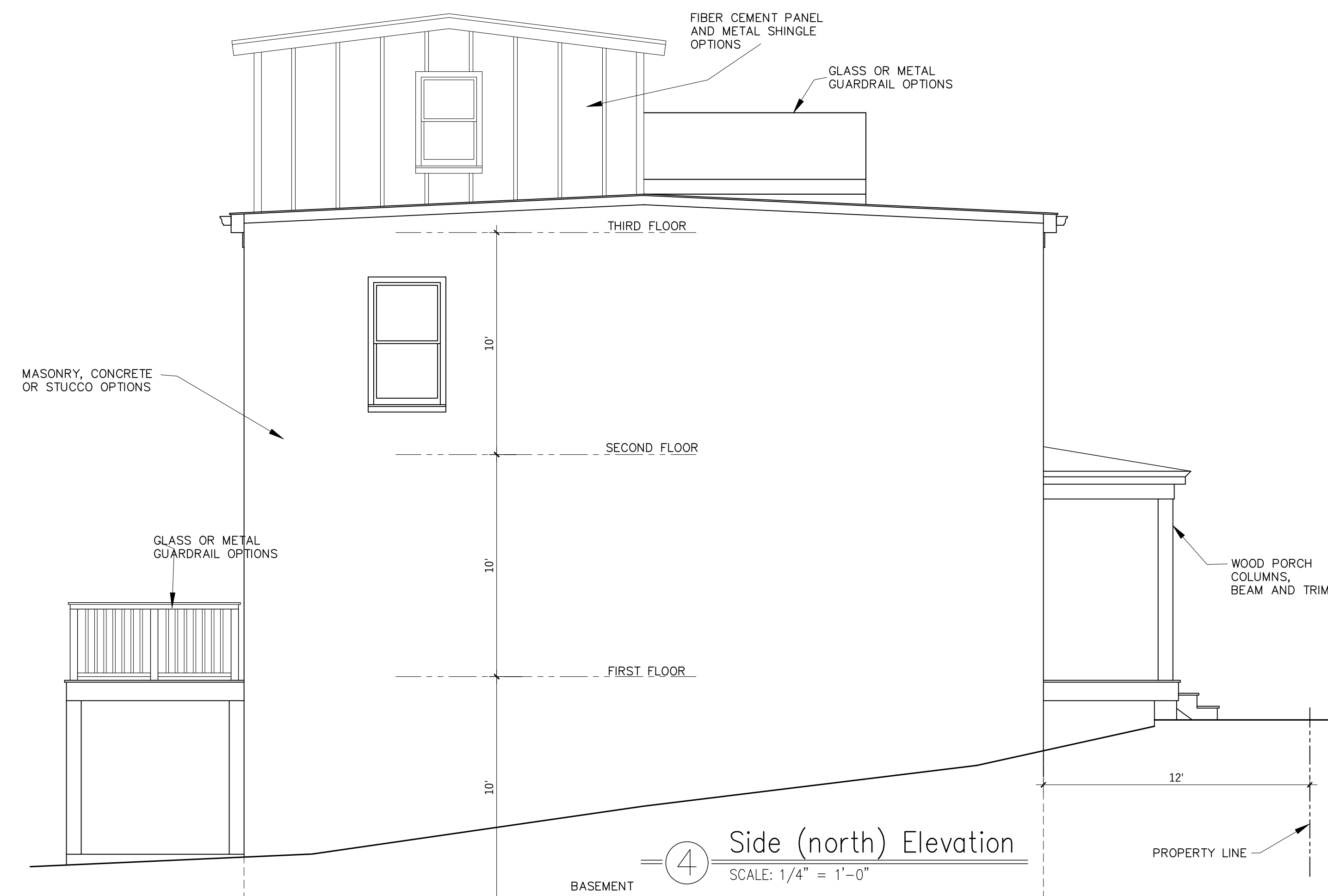
① Front (west) Elevation  
SCALE: 1/4" = 1'-0"



② Side (south) Elevation  
SCALE: 1/4" = 1'-0"



③ Rear (east) Elevation  
SCALE: 1/4" = 1'-0"



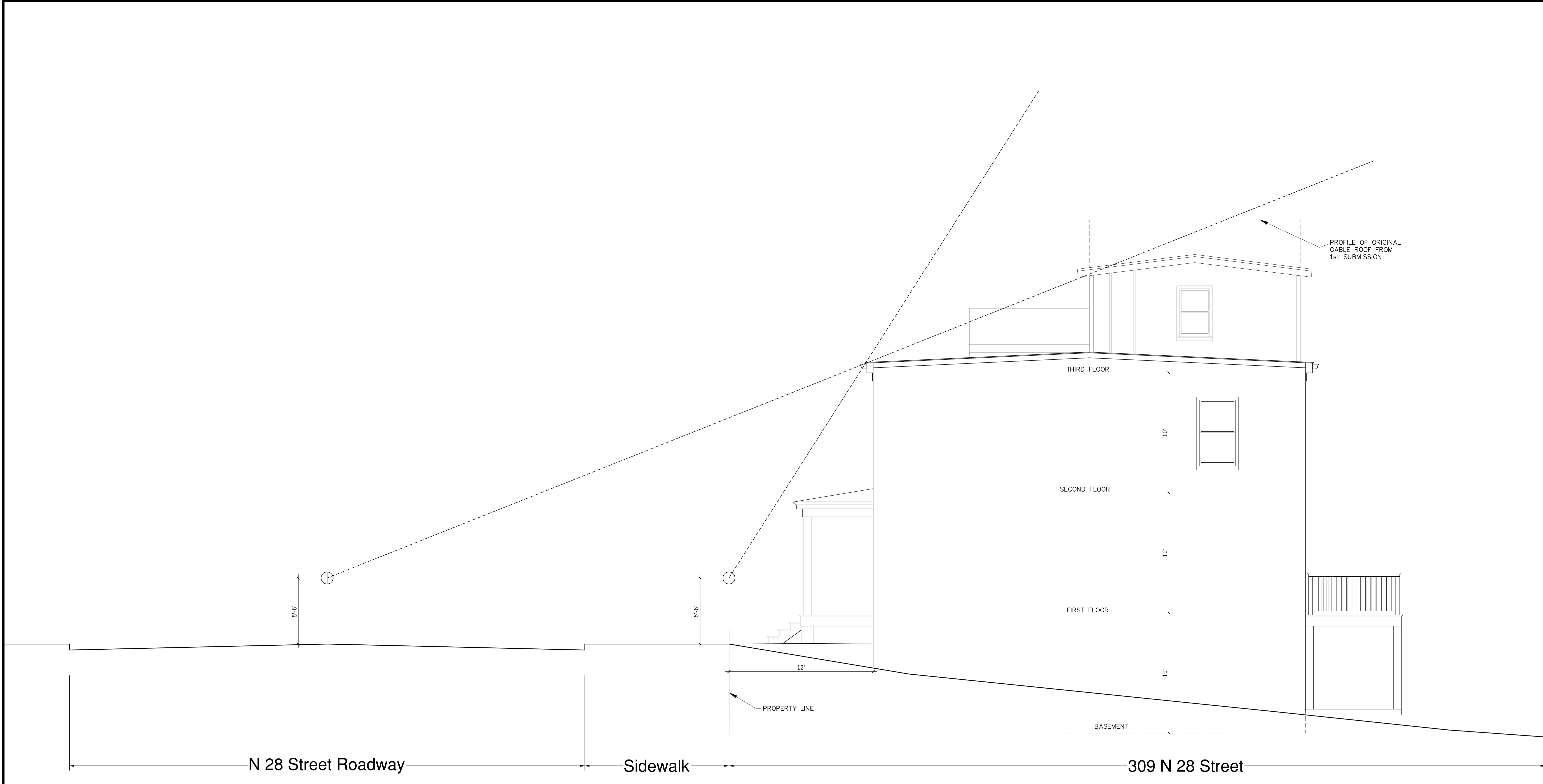
④ Side (north) Elevation  
SCALE: 1/4" = 1'-0"

|                     |                          |
|---------------------|--------------------------|
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ELEVATIONS

10-1-21 PRELIMINARY

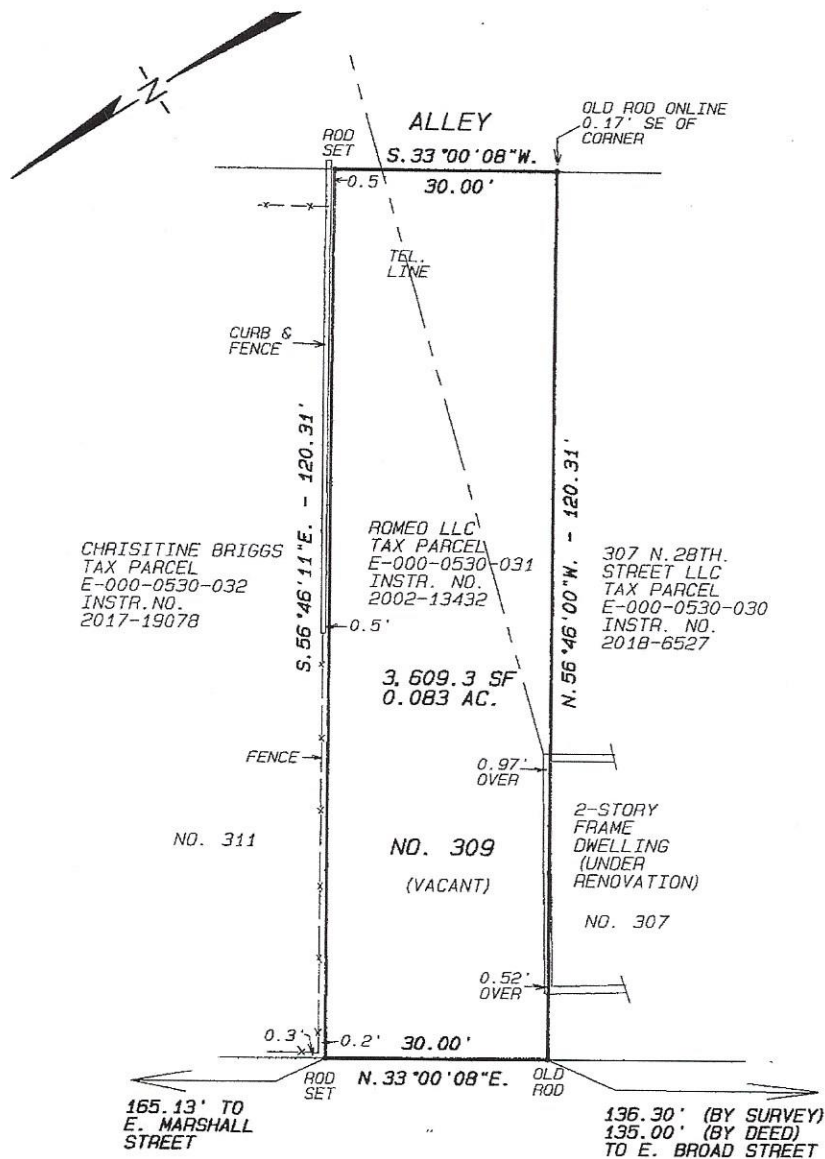


① Side (south) Elevation & Site Line  
SCALE: 1/4" = 1'-0"

|                          |  |  |  |
|--------------------------|--|--|--|
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309 N. 28 Street  
Richmond, VA  
ELEVATIONS



## N. 28TH. STREET

PLAT OF PROPERTY SITUATED  
ON THE EASTERN LINE OF  
N. 28TH. STREET AND  
NORTH OF E. BROAD STREET  
CITY OF RICHMOND, VIRGINIA  
MAY 21, 2018 SCALE: 1"=20'

NOTE:  
THIS SURVEY HAS BEEN  
PREPARED WITHOUT THE  
BENEFIT OF A TITLE REPORT  
AND DOES NOT, THEREFORE,  
NECESSARILY INDICATE ALL  
ENCUMBRANCES ON THE  
PROPERTY.



STEVEN B. KENT & ASSOCIATES, P.C.  
LAND SURVEYORS  
1521 Brook Road  
Richmond, VA 23220  
PH. 804-643-6113

### CERTIFICATION

THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD  
SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL  
IMPROVEMENTS AND VISIBLE EASEMENTS ARE SHOWN  
HEREON, THAT THERE ARE NO ENCROACHMENTS BY  
IMPROVEMENTS EITHER FROM ADJOINING PREMISES,  
OR FROM SUBJECT PREMISES, OTHER THAN SHOWN  
HEREON.

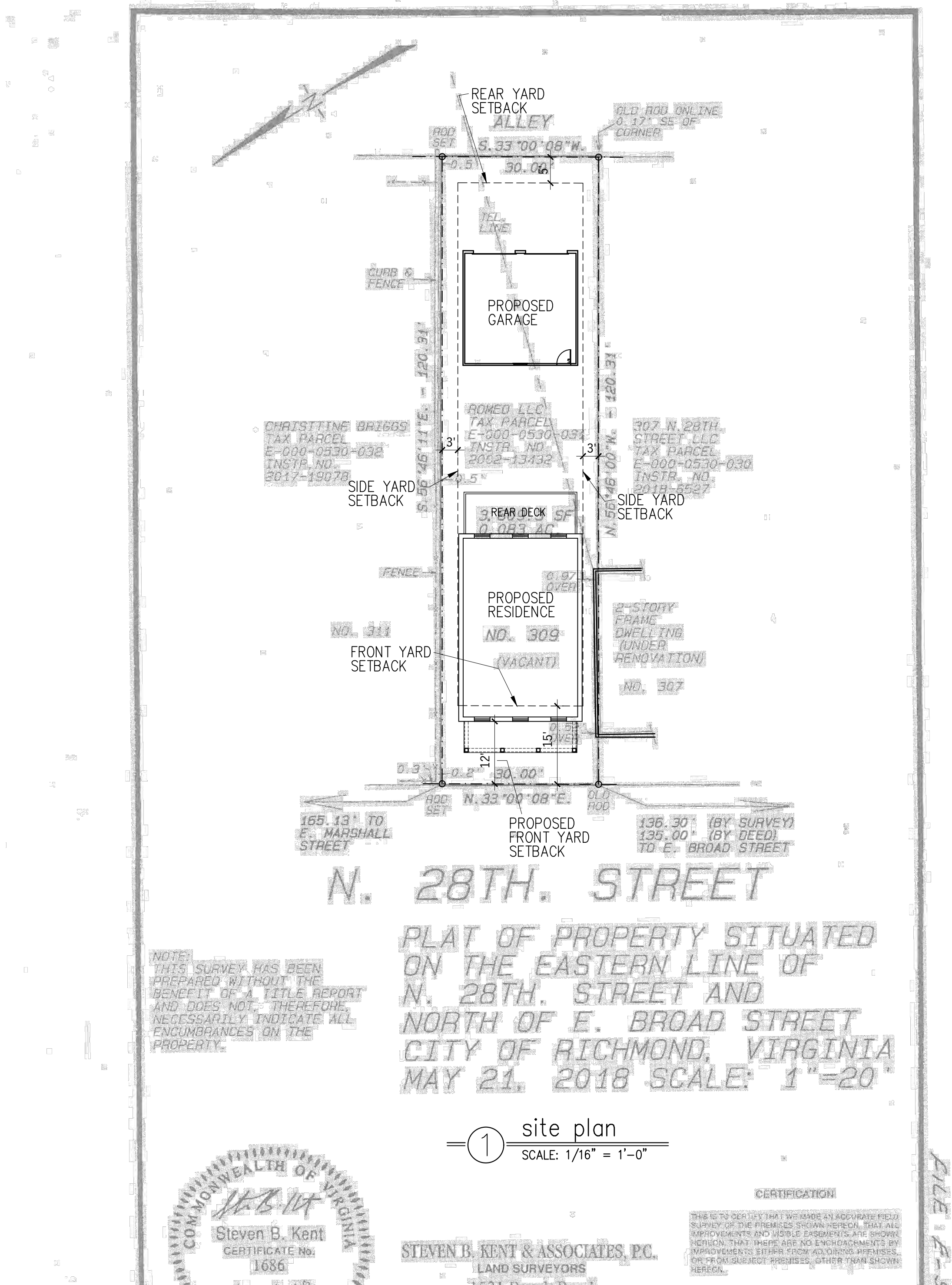
*[Signature]*

FILE E-530

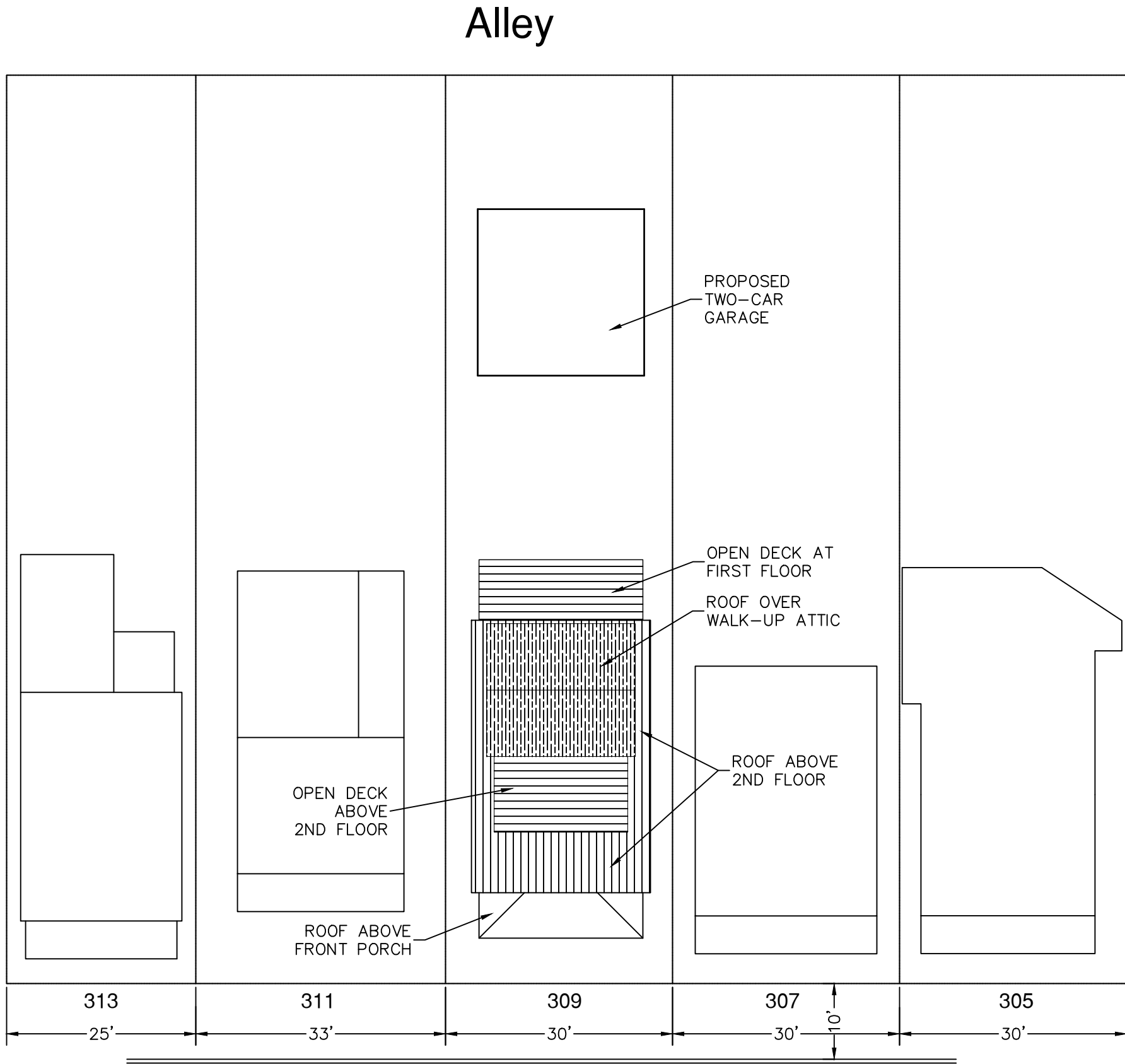
BK. 126-17



28 Street Elevation - East Side  
1/8" = 1'-0"



① site plan  
SCALE: 1/16" = 1'-0"



North 28 Street  
Site Plan  
1/16" = 1'-0"

309 N. 28 Street  
Richmond, VA  
ELEVATIONS

10-11-21 PRELIMINARY

1

bds

broadus design shop

2940 halstead road

richmond, va 23255

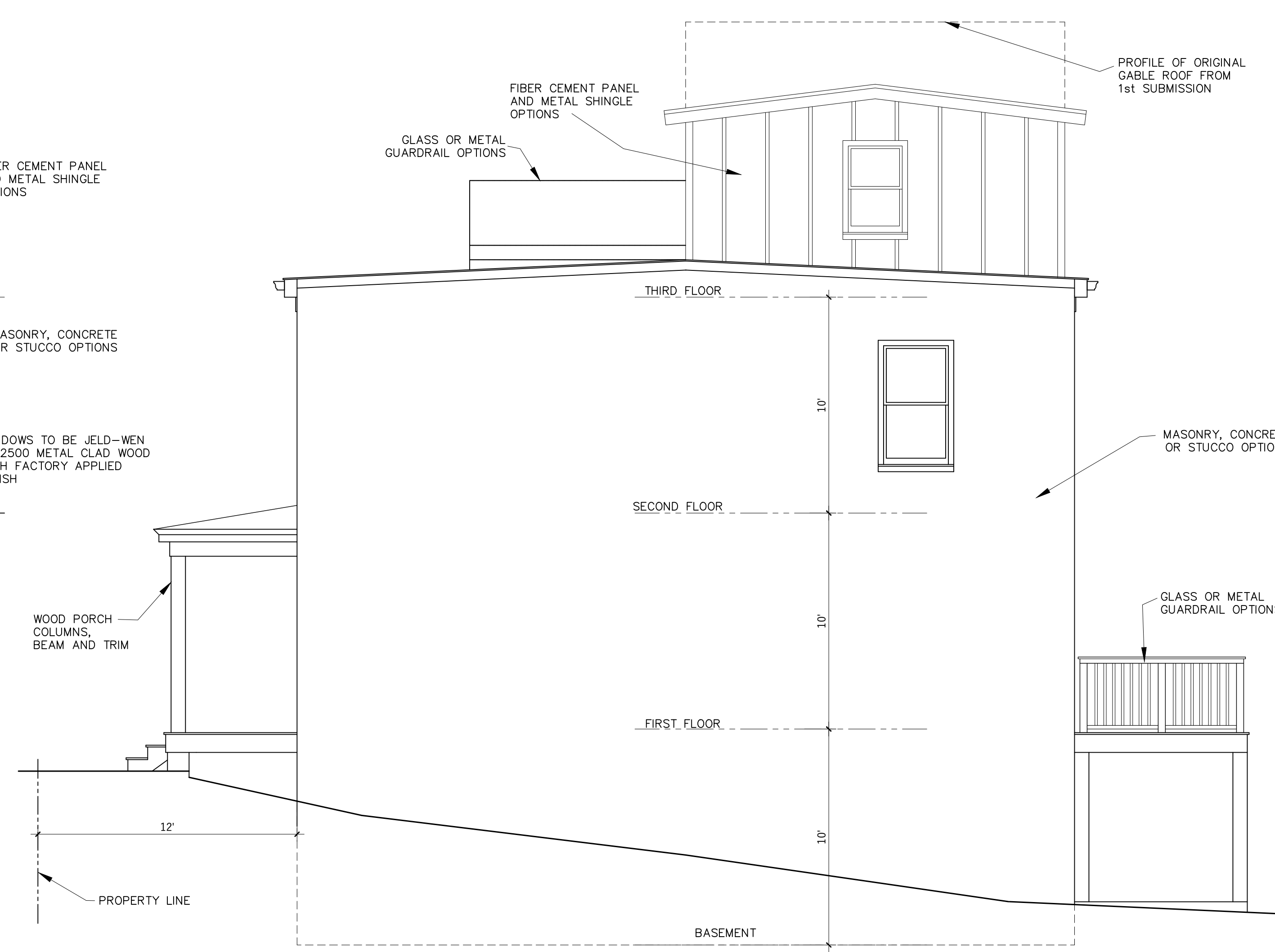
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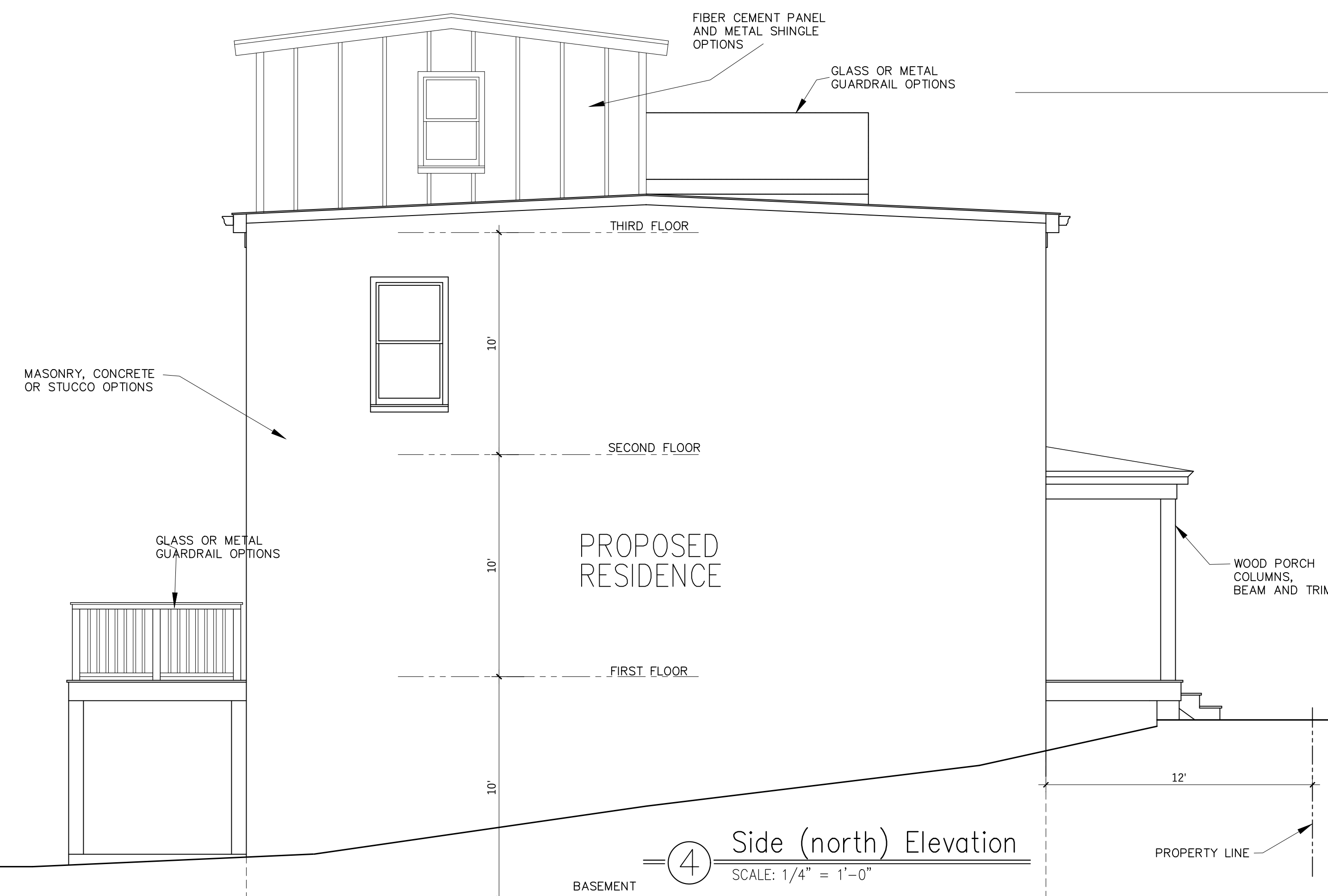
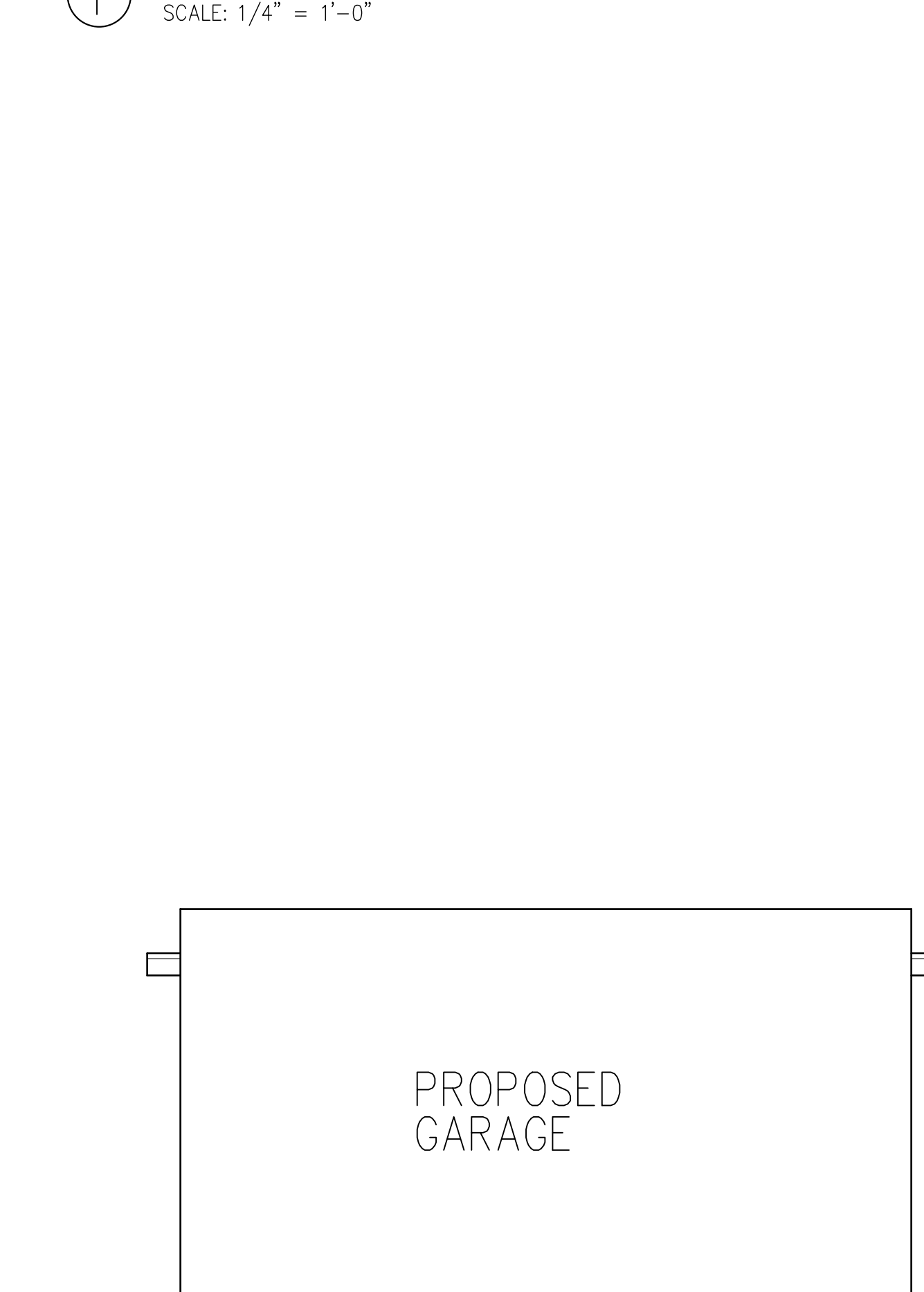
① Front (west) Elevation  
SCALE: 1/4" = 1'-0"



② Side (south) Elevation  
SCALE: 1/4" = 1'-0"



③ Rear (east) Elevation  
SCALE: 1/4" = 1'-0"



④ Side (north) Elevation  
SCALE: 1/4" = 1'-0"

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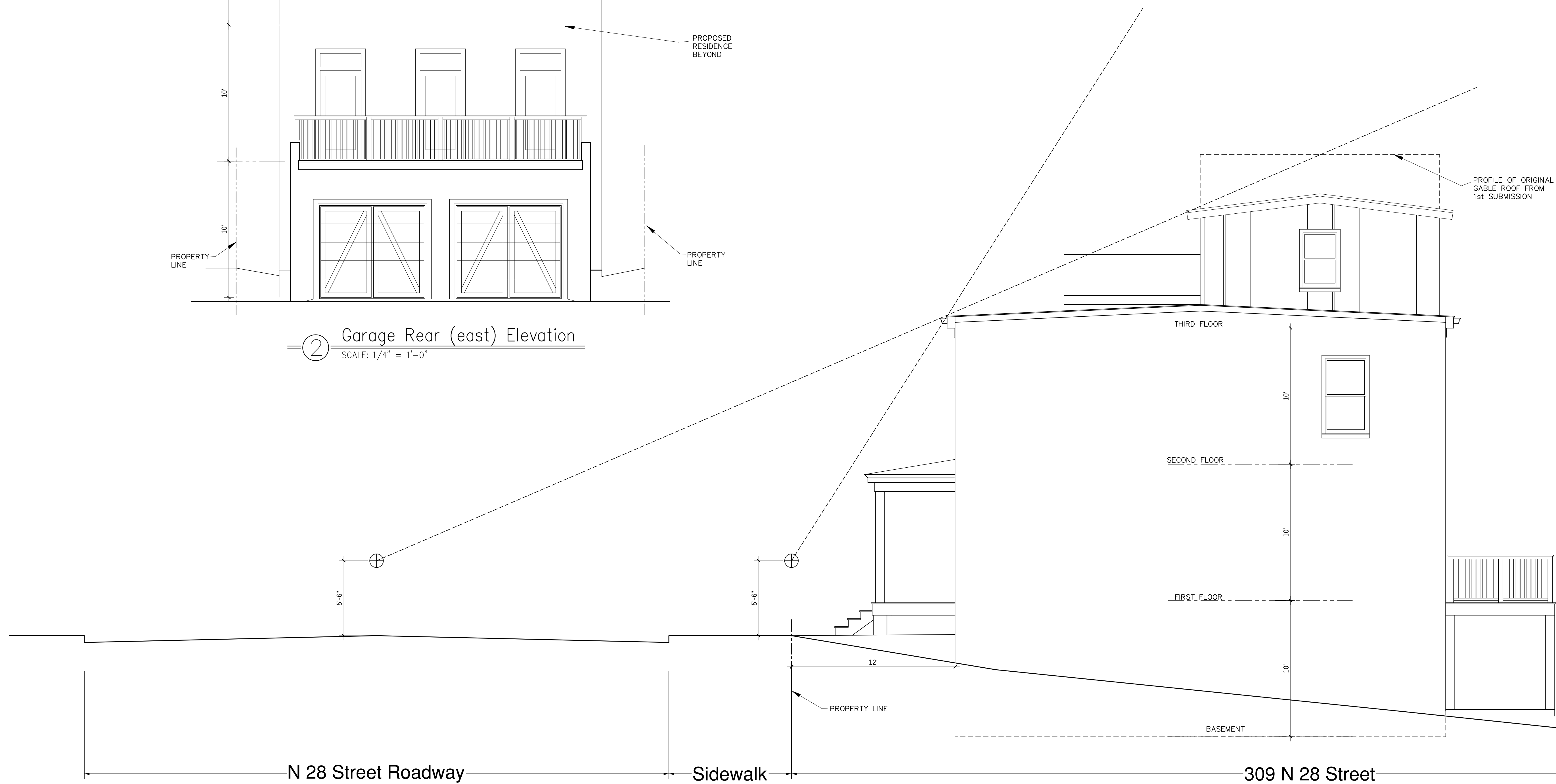
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ELEVATIONS

10-11-21 PRELIMINARY



② Garage Rear (east) Elevation  
SCALE: 1/4" = 1'-0"



① Side (south) Elevation & Site Line  
SCALE: 1/4" = 1'-0"

|                          |  |
|--------------------------|--|
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