



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 3118 E Marshall St

Historic District Chimborazo Park

PROPOSED ACTION

- | | | |
|--|--|---------------------------------------|
| <input type="checkbox"/> Alteration (including paint colors) | <input checked="" type="checkbox"/> Rehabilitation | <input type="checkbox"/> Demolition |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> New Construction (Conceptual Review required) | |
| | <input type="checkbox"/> Conceptual Review | <input type="checkbox"/> Final Review |

OWNER

Name Howard Kellman

Company Blue Whaler LLC

Mailing Address PO Box 4224
RICHMOND, VA 23220

Phone 804-615-8670

Email hudsonhk2@gmail.com

Signature *H Kellman*

Date _____

APPLICANT (if other than owner)

Name Will Cosby

Company Monument Construction

Mailing Address 1425 E Cary St
Richmond, VA 23219

Phone 804-874-7630

Email wcosby@themonumentcompanies.com

Signature *Will Cosby*

Date 6-30-17

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR 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.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

(Space below for staff use only)

Application received:

Date/Time 2:07

By KC 21
JUL 12 2017

Complete Yes No

COA-021079-2017

Created 7/2016

CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS

Well in advance of the COA application deadline contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on-site. Visit the Commission of Architectural Review website for project guidance and forms:

<http://www.richmondgov.com/CommissionArchitecturalReview/index.aspx>

Division of Planning and Preservation	804.646.6335	Marianne.Pitts@Richmondgov.com
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SUBMISSION INSTRUCTIONS

Submit applications to the Division of Planning and Preservation, Rm. 510, 900 E. Broad Street

- One (1) signed and completed application – property owners signature required
- twelve (12) copies of supporting documentation, as indicated on appropriate check-list, collated and stapled

MEETING SCHEDULE

- Applications are due by 12 PM (noon) on the deadline date. Exception: revisions to items deferred, denied or presented conceptually at the previous CAR meeting are due 15 days in advance of the scheduled meeting.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following CAR 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 the agenda.
- CAR 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.
- CAR monthly meetings are held at 3:30 PM in the 5th floor conference room of City Hall, 900 E. Broad Street. The owner and/or applicant is *encouraged to attend* the meeting.

2017 Meeting Dates (Tuesdays unless noted otherwise)	Application Deadlines (Fridays unless noted otherwise)
January 24	December 22, 2016 (Thursday)
February 28	January 27
March 28	March 3
April 25	March 31
May 23	April 28
June 27	May 26
July 25	June 30
August 22	July 28
September 26	August 25
October 24	September 29
November 28	October 27
December 19	November 27 (Monday)



CERTIFICATE OF APPROPRIATENESS

ALTERATION AND ADDITION 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.

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 Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 3118 E Marshall St

BUILDING TYPE

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

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work: plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new 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)

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS (refer to required drawing guidelines)

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- legal "plat of survey"
- list of current windows and doors
- list of proposed window and door
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- demolition plan
- perspective and/or line of sight

3118 E Marshall St. Richmond VA 23223 – CAR Application Written Description

Property Description, Current Conditions, Prior Alterations

The property located at 3118 E Marshall St in Richmond's Oakwood-Chimborazo Historic District consist of a single-story structure that is capped by a low-sloped roof. The building is constructed of masonry and is accented on the South by a curvilinear shaped parapet. The parapet wall is constructed of wood and conceals the roof from view. An External brick chimney is located at the Northwest corner of the building. A storefront extends across the South elevation and is boarded over at the exterior. A modern wood door provides access to the interior. The storefront is visible at the interior and consists of a central set of recessed double doors with large wood frame storefront windows at each side. The windows and doors are topped with multi-light transoms with squares of clear and colored glass. Portions of the doors, windows and transoms are missing or damaged. There are no prior alterations known. There are no previous permits for work on the property in the City of Richmond Permit database.

Proposed Work

The proposed work includes restoring the exterior brick walls, storefront, parapet and installing a new membrane roof which is concealed by the parapet. We are also proposing to construct a 2-story addition on to the rear of the building which would include two 1,106 SF apartments. 1 apartment per story. The brick restoration would consist of point up of the mortar joints on all exterior walls. The existing wood storefront will have any damaged wood or glass repaired or replaced if necessary. The parapet would have any damaged wood repaired or replaced if necessary. The storefront and parapet will be painted a color from a historic pallet. The glass will be repaired or replaced as necessary as well. The addition onto the rear of the building would include a new opening in the rear of the existing building which would lead to the interior of the addition. The chimney on the rear of the building that is not visible from street views will be removed to make way for the addition as well.

Current Building Material Condition and Materials to be Repaired or Replaced

The exterior brick walls look to be intact. The mortar joints will need to be pointed up with new mortar. The wood storefront and parapet look to be intact as well. We will scrape the paint from the existing wood, sand, caulk and repaint. If any wood appears to be deteriorated it will be replaced with wood material to match. The existing roof has deteriorated over time. We will replace the existing roof with a new membrane roof.

Proposed New Material Description

The brick mortar joints will be repaired with a similar color mortar as existing. The wood storefront and parapet will be repaired with wood material if necessary and painted a color from a historic pallet. The roof will be replaced with a typical modern membrane roof.

Current Windows and Doors

The storefront consists of a central set of recessed double doors with large wood frame storefront windows at each side. The windows and doors are topped with multi-light transoms with squares of clear and colored glass.

Proposed Windows and Doors

The existing wood storefront will have any damaged wood or glass repaired or replaced if necessary. Here are no new windows or doors planned to be installed.



CITY OF RICHMOND

**DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION**

March 15, 2017

Baker Development Resources, LLC
919 East Main Street
Suite 2110
Richmond, Virginia 23219

ATTN: Mark Baker

RE: 3116 & 3118-3120 EAST MARSHALL STREET

Dear Mr. Baker:

In response to your request for a Zoning Confirmation Letter for the above-referenced properties, please be advised you of the following:

3116 EAST MARSHALL STREET:

According to the City Assessor's records, the property measures 30' x 115' and contains approximately 3,450 square feet of lot area. The property is vacant and unimproved, but previously had a 2-family home that has since been demolished.

The property is currently located in R-63 (Multi-Family Urban Residential) zoning district, which permits two-family dwelling use, subject to a minimum lot area of 3,200 square feet and the provision of two (2) on-site parking spaces.

3118-3120 EAST MARSHALL STREET:

According to the City Assessor's records, the property measures 48' x 115' and contains 5,520 square feet of lot area. The property is improved with a 1-story building (3118 East Marshall Street) totaling 385 square feet of floor area previously used as a TV repair use and a 2-story building totaling 3,856 square feet of floor area (1,928 sq. ft. per floor) with a convenience store use (1st floor) and an apartment (2nd floor). Based on photographs of the property, the 2nd floor is not utilized as it is boarded-up.

Both buildings and the commercial uses were nonconforming and subject to the nonconforming use limitations of the Zoning Ordinance. In 1984, 3118 East Marshall Street requested approval to establish food and retail store that was denied by the Board of Zoning Appeals (BZA) in 1984; it has remained vacant since that time and retains no commercial use rights. Also, be advised, although these properties are currently on a single tax parcel, they were previously separate parcels, with separate tax map numbers, that were consolidated in 1976; one being 22' x 115' and another being 26' x 115'. This action was not permitted as it was an intensification of the nonconforming use(s) on the property(ies).

3118-3120 East Marshall Street is also located in an R-63 zoning district, which permits certain commercial uses on corner lots on the ground floor, subject to square footage and frontage limitations. As indicated, the commercial use of the 1st floor of 3120 East Marshall Street was considered to be a nonconforming convenience store use until the re-zoning to the R-63 district in 2010.

As the 1st floor of 3120 East Marshall Street contains 1,928 square feet of floor area, it exceeds the maximum amount (1,500 sq. ft.) allowed for commercial uses in the R-63 district. In addition, the parking requirement for a convenience store has a parking ratio of 1:150 and a restaurant has a parking ration of 1:100. No parking is required for commercial uses when other principal use(s) are in the building. In this scenario, the building could be converted to a restaurant use by-right only for a maximum of, based on figures from the City Assessor's Office, 1,500 square feet. Both uses have the same (none) parking requirement for the Initial 1,780 square feet.

Alternatively, the properties could be re-developed as a 2-family dwelling (3116), live/work unit or single-family dwelling (3118) and/or commercial use (1st floor) and up to two (2) dwelling units (3120). If the 1-story building were to be removed and the lot remains as it is 3118-20 lot currently listed, up to five (5) dwelling units (i.e. – 5,520 sq. ft. of lot area) would then be permitted. If both lots were consolidated, up to eight (8) dwelling units could be created along with the corner commercial use, subject to the conditions previously discussed.

A Plan of Development (POD) is not required to implement any of the aforementioned development scenarios. This office is unaware of (a) the existence of any violation or alleged violations of any zoning, subdivision or similar ordinance or regulations applicable to the property other than as prescribed and (b) there is not any enforcement proceeding against the Property that are pending or contemplated.

In conclusion, the original three (3) lot configuration is OK to go back to or, subject to a lot line adjustment between 3116 and 3118, you could have:

3116 – Two-family attached dwelling (25.5' x 115', 2932.5 SF Lot)

3118 – Two-family attached dwelling (26.44 x 115', 3,040.6 SF Lot)

3118 – The two family attached dwelling can incorporate the vacant small one-story building and one of the units can be a live-work unit and the building would have one (1) nonconforming parking space; parking for 3118 can be met with one (1) space at 3116 and the one (1) nonconforming space.

3120 – That is can stay as it originally existed on original lot with 1,500 SF commercial with one (1) dwelling unit above.

3120 – That the nonconforming parking (based on the grocery use occupying over 1,500 SF @ 1:150 parking ratio can be used to expand the restaurant beyond the 1,500 SF at a rate of 100 SF for every nonconforming parking spaces. Based on numbers from the City Assessor, this results in 285 square feet; the number will most likely decrease upon submittal of detailed floor plans showing he interior dimensions.

I hope this information is sufficient. If you have any questions regarding this letter or desire any additional information, please contact me via E-mail at: William.Davidson@Richmondgov.com or by telephone at: (804) 646-6353.

Sincerely,

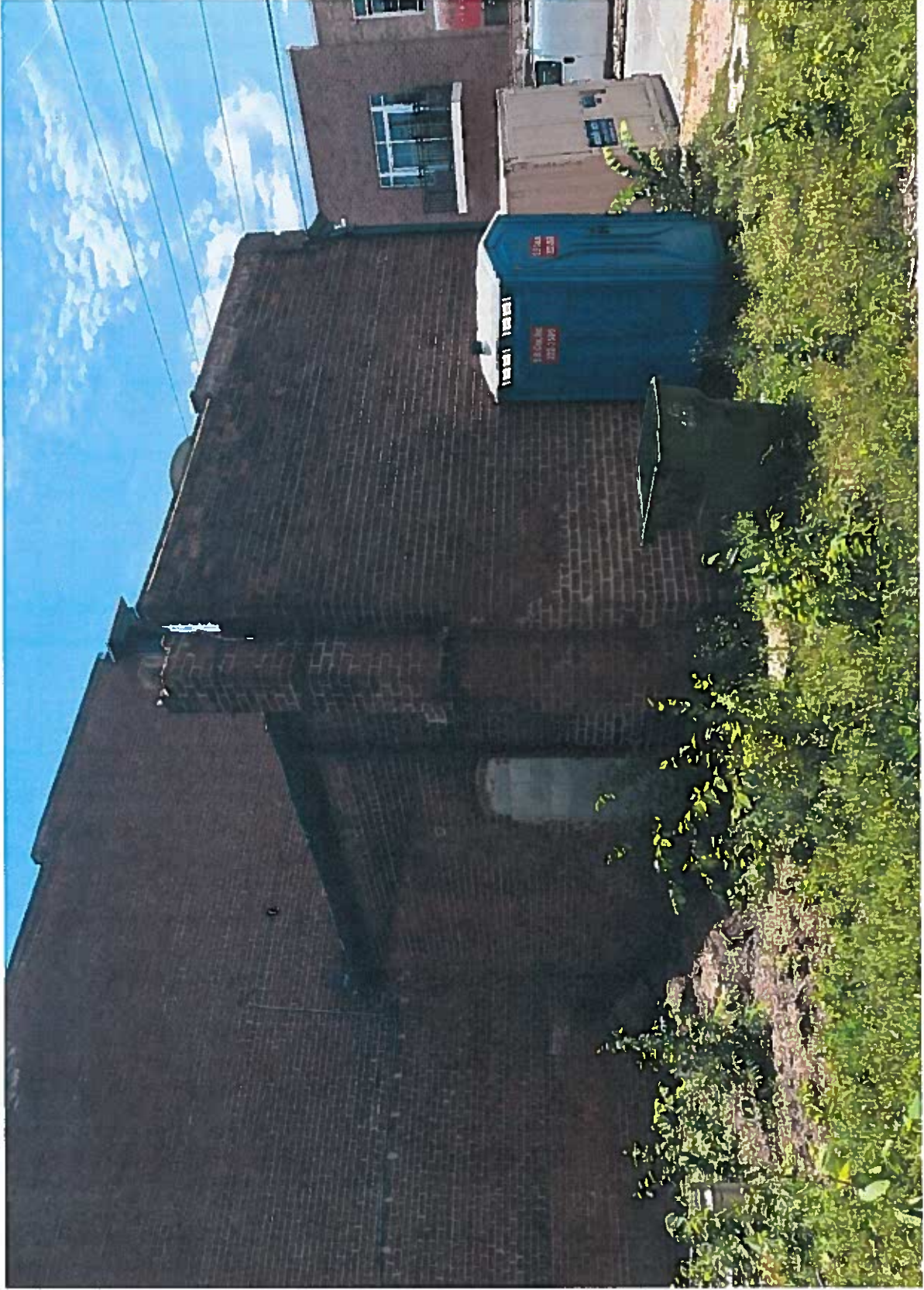

William C. Davidson
Zoning Administrator



Front of Building – South Side



Side of Building – West Side



Rear Corner of Building – North West Side



Rear of Building – North Side

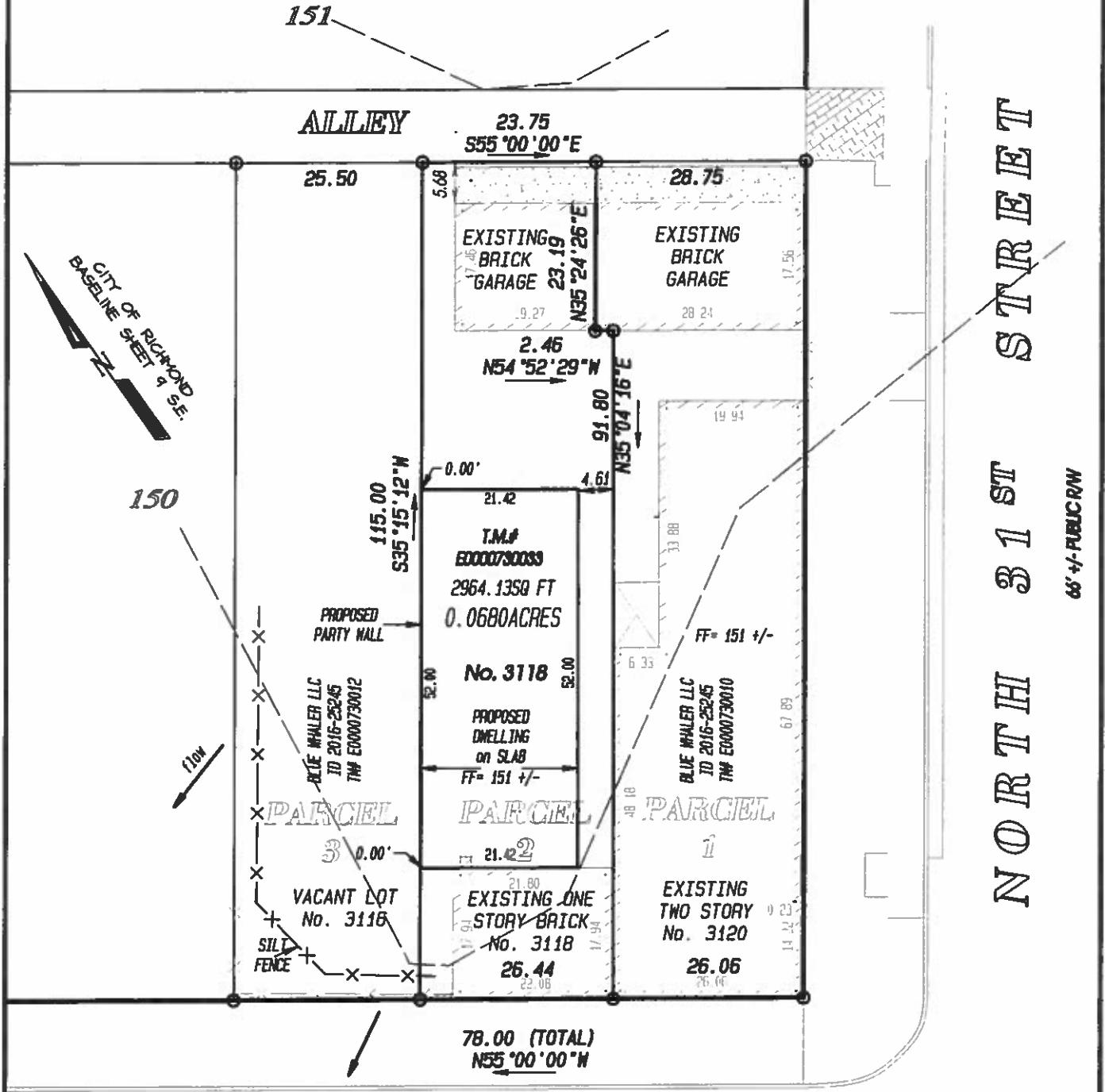


Photo 5: Transom detail



Photo 6: Storefront window remnant at the south elevation

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: BLUE WHALER LLC ID 2016-25245



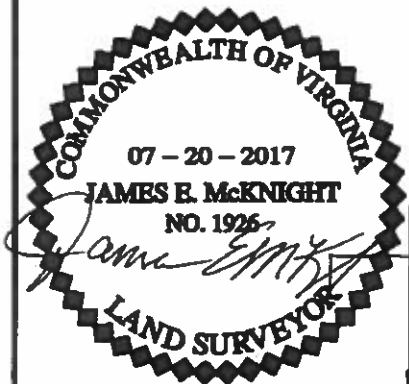
EAST MARSHALL STREET

66' +/- PUBLIC R/W

PLOT PLAN SHOWING PROPOSED IMPROVEMENTS
 ON No. 3118 EAST MARSHALL STREET, IN
 THE CITY RICHMOND, VIRGINIA.

ZONED: R-63 (MULTI-FAMILY URBAN)
 FRONT= 0'
 SIDE= 3' (EXCEPTION FOR PARTY WALLS)
 REAR= 5'
 MAXIMUM LOT COVERAGE IS 65%
 TOTAL PROPOSED COVERAGE= 1841.0 SQ. FT./ 2964.13= 62%

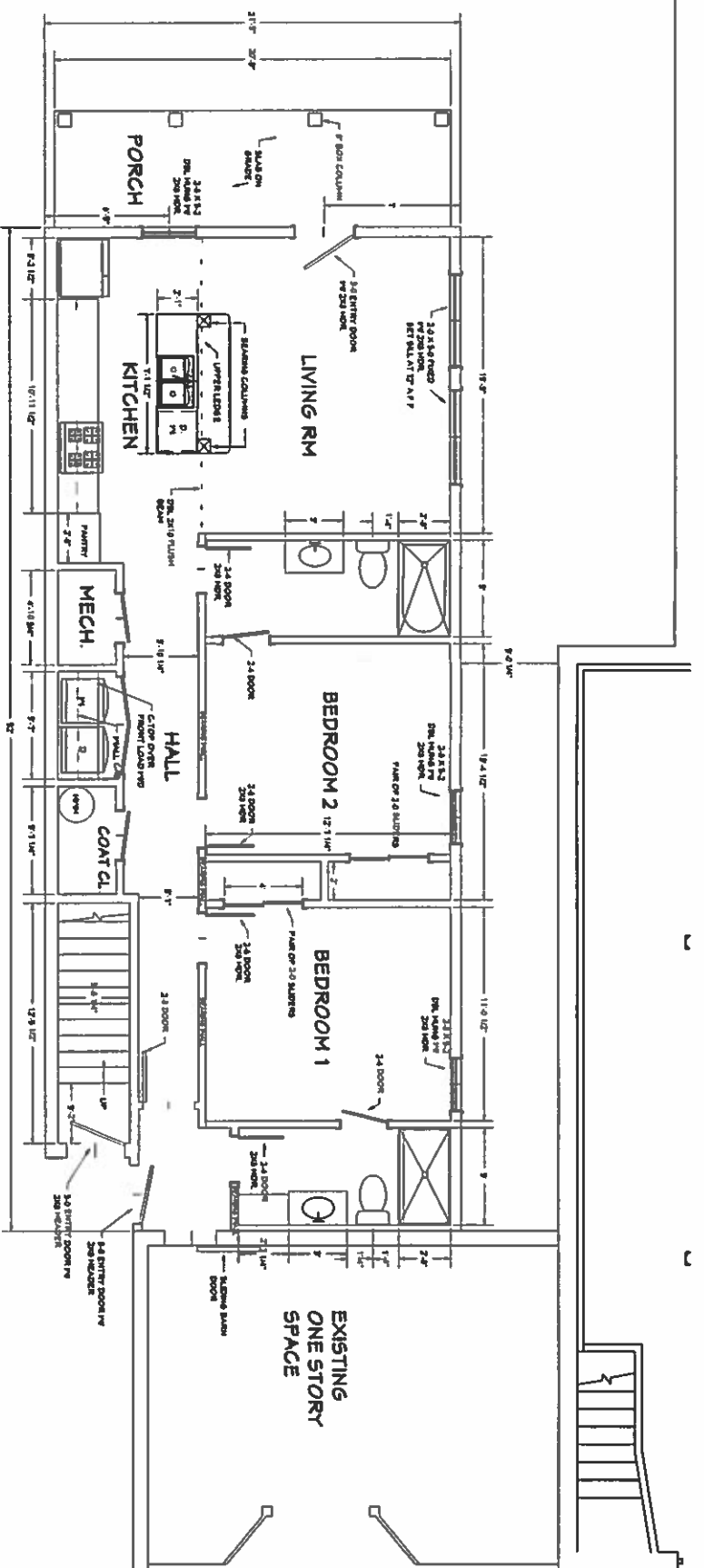
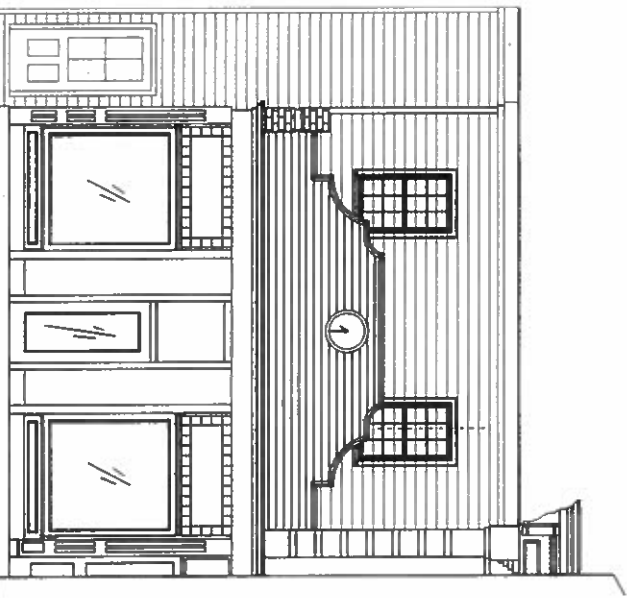
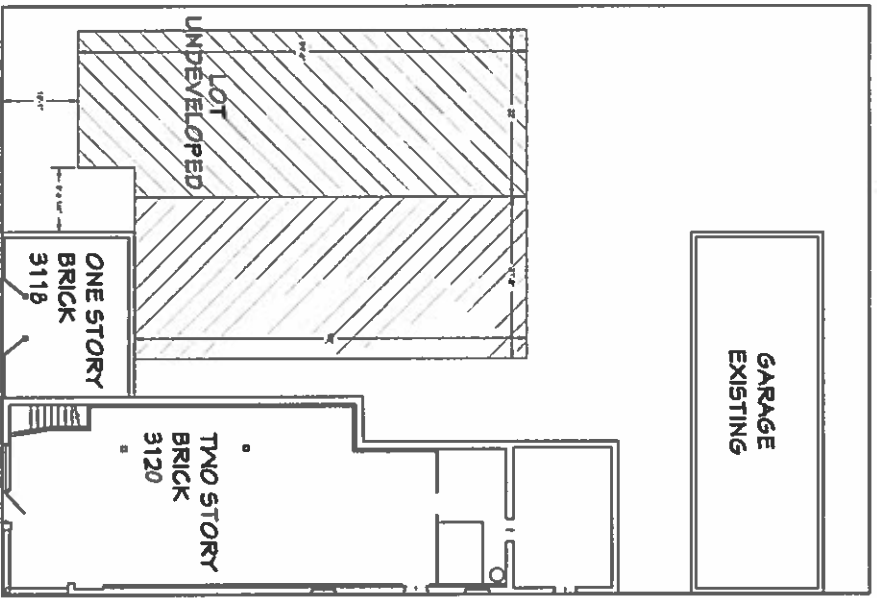
SCALE: 1" = 20'



McKNIGHT & ASSOCIATES, P.C.
 LAND SURVEYORS PLANNERS

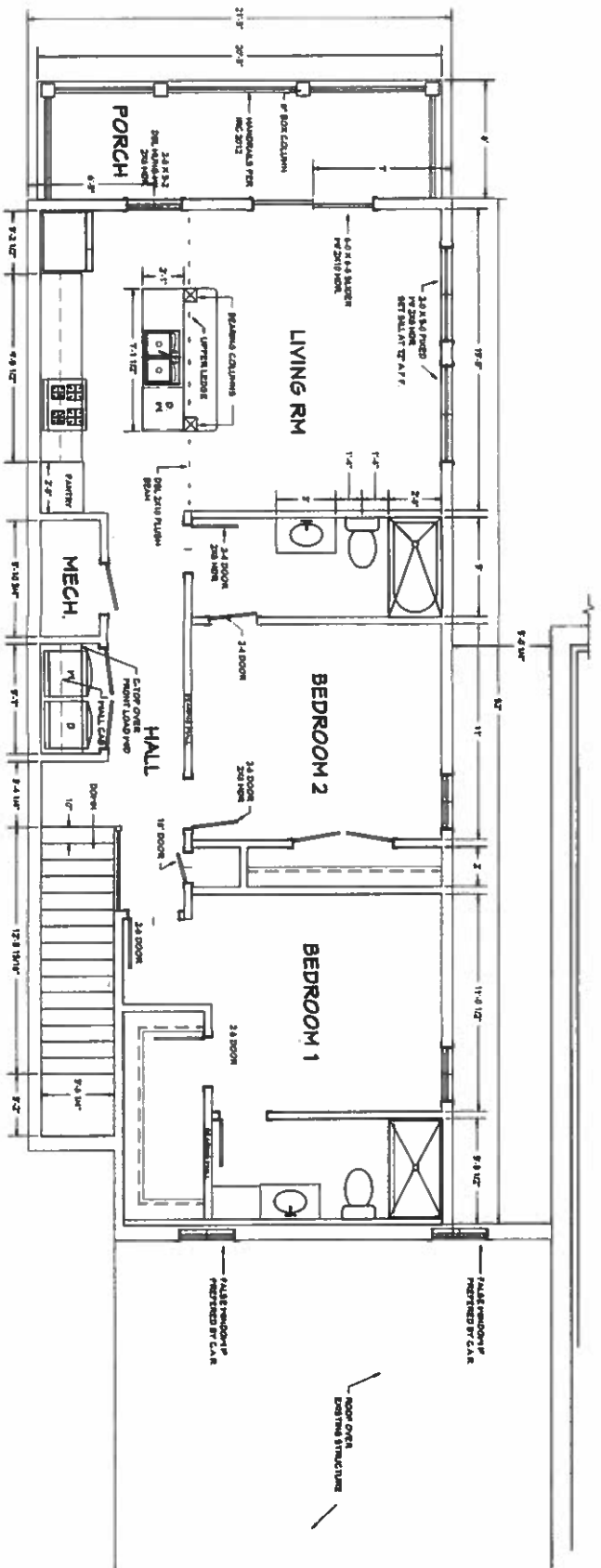
201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

JOB NUMBER: 880351P2PP



1 FIRST FLOOR PLAN: PROPOSED

1/8"=1'-0"



2 SECOND FLOOR PLAN: PROPOSED

1/8"=1'-0"

General Notes

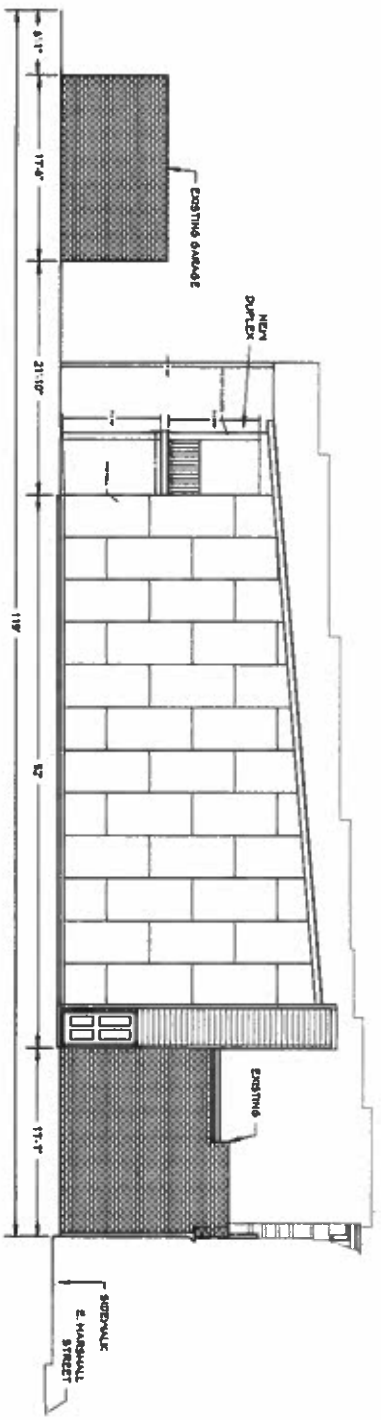
No.	Revisions/Issues	Date



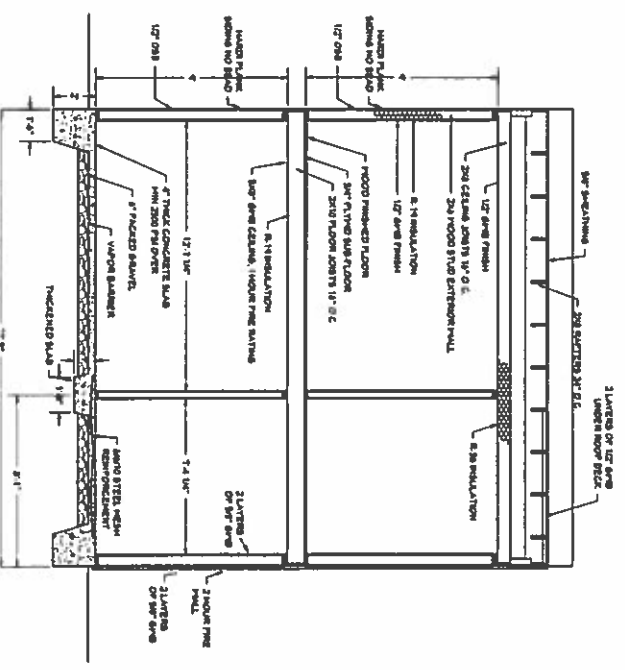
peril & keller design • delfino
 4010 OLD GUN ROAD E. Ph: 804 348-5365
 MIDLOTTMAN, VA 23113 FAX: 804 272-0352

Project Name: 3118 E. MARSHALL ST
 Owner: HOWARD KEILMAN
 Address: 3118 E. MARSHALL ST
 RICHMOND VA
 Phone: 804-615-8670

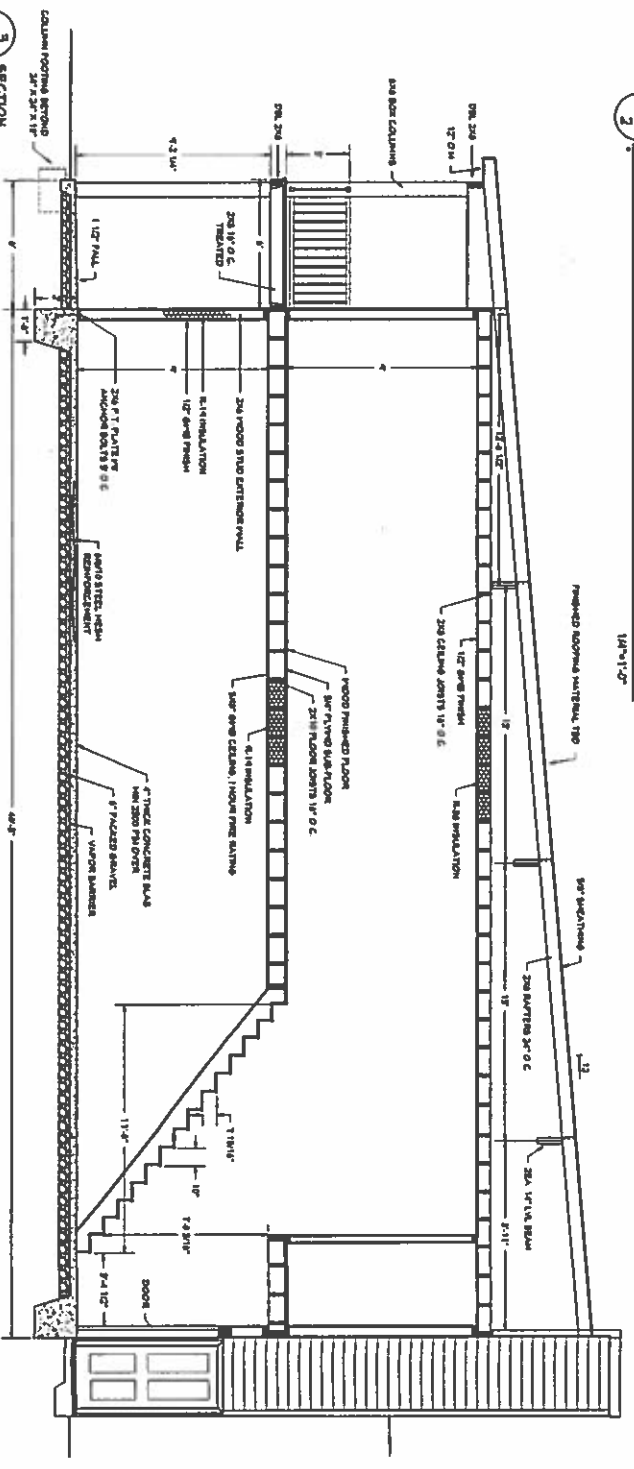
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Date	4-21-17		
Scale	1/8"=1'-0"		



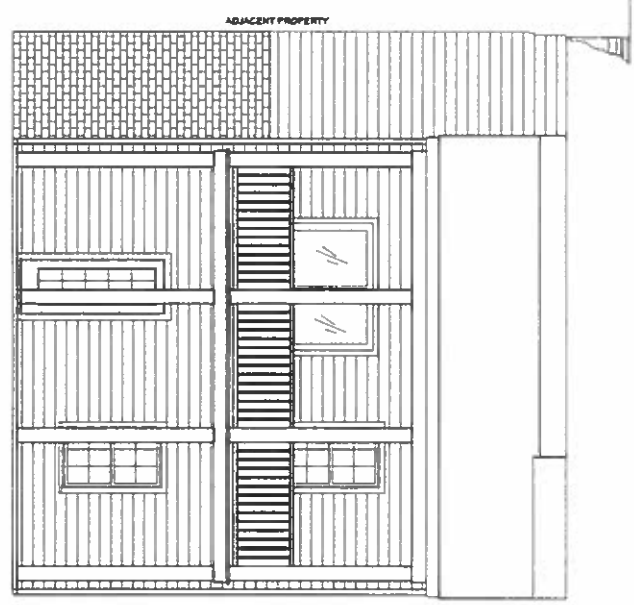
1 ELEVATION



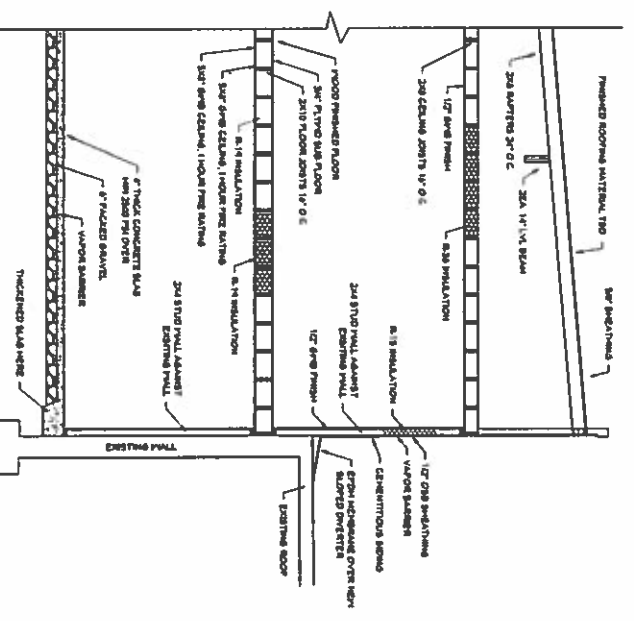
2 SECTION



3 SECTION



2 REAR ELEVATION



4 SECTION

General Notes

No.	Revisions	Date



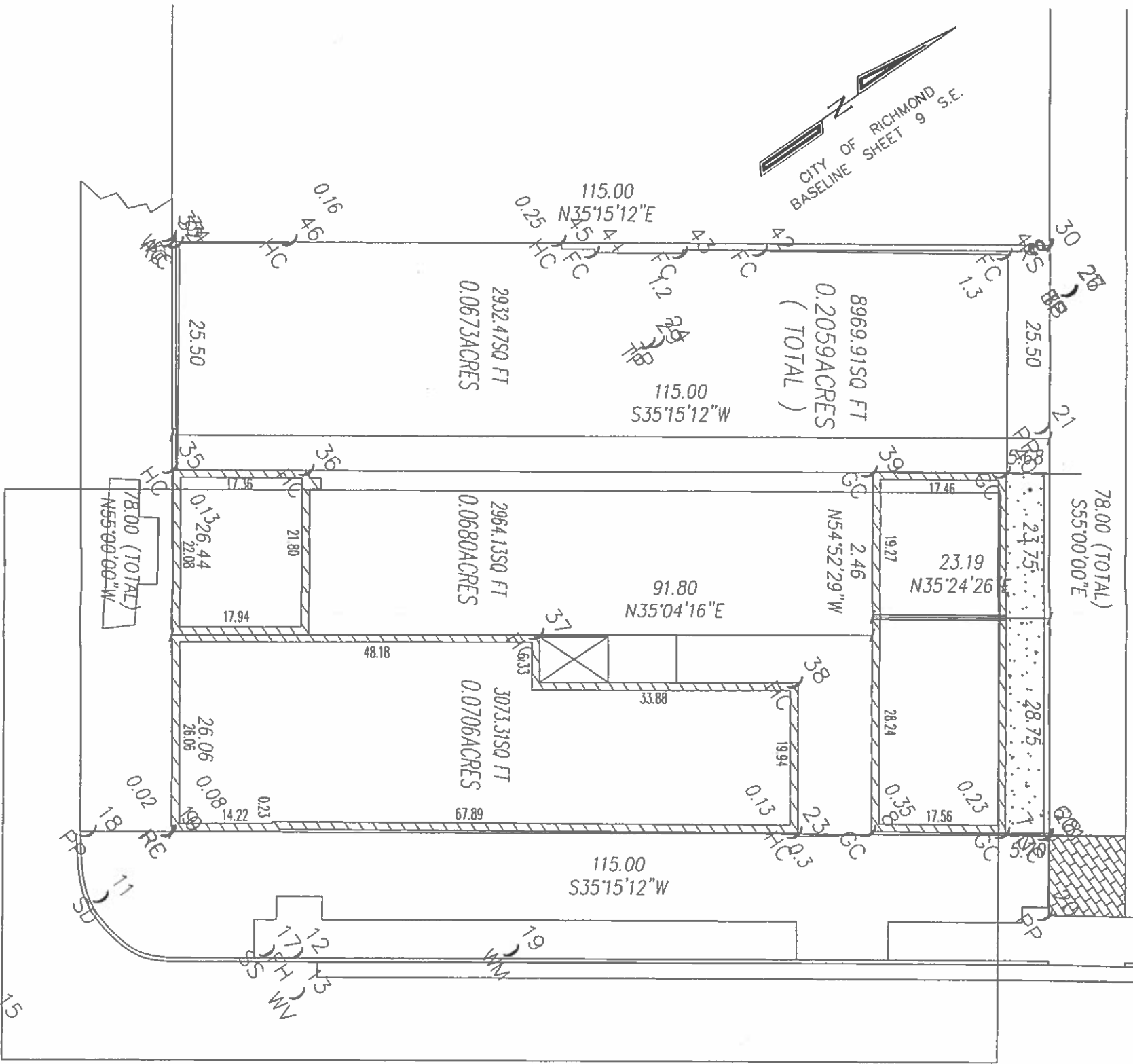
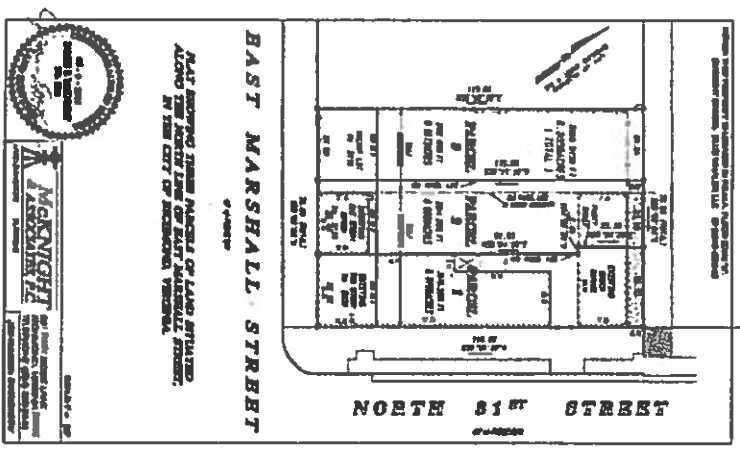
H Builders - drafting

4010 OLD GUN ROAD E. PH: 804-349-5365
 MIDDLETOWN, VA 23113 FAX: 804-272-0352

Project Name: 3118 E. MARSHALL ST
 Owner: HOWARD KEILMAN
 Address: 3118 E. MARSHALL ST
 RICHMOND VA
 Phone: 804-615-8670

Drawn by: RIK
 Date: 4.23.17
 Scale: 1/8"=1'-0"

2



SITE PLAN

CODE REVIEW:

SCOPE OF WORK: UP-FIT OF 2ND FLOOR APARTMENT AND FUTURE FIRST FLOOR RESTAURANT.

APPLICABLE CODE: 2012 INTERNATIONAL BUILDING CODE 2012 VIRGINIA CONSTRUCTION CODE

CONSTRUCTION TYPE: 5 B (COMBUSTIBLE, UNPROTECTED) IBC SECTION 602.2.

USE GROUPS: R-1 & A-2 MIXED, SEPARATED IBC SECTION 503.1

MANUAL AND AUTOMATIC FIRE ALARM SYSTEMS ARE NOT REQUIRED - OCCUPANCY < 500 IBC SECTION 907.2.1

ALLOWABLE BUILDING HEIGHT AND AREA 2 STORY: 40' 8500 SQUARE FEET (PER A-2 USE) IBC TABLE 503

EXISTING BUILDING IS SINGLE STORY, < 25' IN HEIGHT TO HIGHEST POINT.

FIRST FLOOR RESTAURANT SECOND FLOOR APART BUILDING AREA EXISTING SPACE 1,422 S.F. + 243 STORAGE 1,422 S.F.

NEW RESTAURANT OCCUPANCY: = 48 PERSONS BASED ON OWNER LIMITATION PER PERSON IBC TABLE 1004.1.1

OCCUPANT LOAD SHALL BE POSTED BY PERMANENT, LEGIBLE SIGNAGE AT MAIN ENTRANCE IBC SECTION 1004.3

EGRESS REQUIREMENTS IBC CHAPTER 10

ONE EXIT IS REQUIRED, 2 EXITS ARE PROVIDED EXIT TRAVEL DISTANCE IS NOT TO EXCEED 75 FEET - IBC TABLE 1016.1

PUSH/PULL HARDWARE SHALL BE PROVIDED ON ALL EGRESS DOORS, IBC SECTION 1006.1.9 ALL OTHER DOORS SHALL BE EQUIPPED LEVER LATCH OR LEVER LOCKETS, CLOSERS AND OTHER HARDWARE MEETING REQUIREMENTS OF ICDANSI A117.1-2003.

PLUMBING REQUIREMENTS OCCUPANTS ASSUMED TO BE 26 MEN AND 26 WOMEN

WATER CLOSETS: 26 MEN @ 1 PER 125 = 1 (1 WC PROVIDED) WATER CLOSETS: 26 WOMEN @ 1 PER 125 = 1(1 WC PROVIDED)

LAVATORIES: 48 PERSONS 200 = 1 (1 LAVATORY PROVIDED PER TOILET ROOM) WATER IS AVAILABLE AT NO COST TO PATRONS.

SERVICE SINK: 1 (1 EXIST)

INTERIOR FINISHES (NON SPRINKLERED) IBC SECTION 603, TABLE 603.5

ROOMS AND ENCLOSED SPACES: CLASS C MINIMUM FLAME SPREAD 75-450, SMOKE DEVELOPED 0-450) CORRIDORS: CLASS A MINIMUM FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450

FLOOR FINISHES: COMPLIANT WITH IBC SECTION 904, ALL FLOOR COVERING MATERIALS COMPLIANT WITH THE DOC FF-1 "FALL TEST" - IBC SECTION 904.

EXPOSED AND CONCEALED INSULATION MATERIALS SHALL HAVE A FLAME SPREAD OF 0-25 (SMOKE DEVELOPED 0-450 PER IBC SECTIONS 719.2 AND 719.3.

EXIT SIGNAGE AND EMERGENCY EGRESS LIGHTING SHALL BE PROVIDED AND INSTALLED PER REQUIREMENTS OF 2012 IBC SECTIONS 1008 AND 1011.

ALL NEW SPACES, FIXTURES AND CONTROLS SHALL BE ACCESSIBLE PER THE REQUIREMENTS OF ICC/ANSI A117.1-2003 EDITION- ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

KENNETH C. MAGALIS, ARCHITECT
 4089 LAKE KILLARNEY
 GUM SPRING, VIRGINIA 23066
 PHONE 804 314 5806
 kmagalis@gmail.com

ISSUED FOR CLIENT REVIEW	5.16.17
ISSUED FOR PROGRESS SET	6.21.17
ISSUED FOR CLIENT REVIEW	
ISSUED FOR PERMITS	
ISSUED FOR PERMITS	



3201 EAST MARSHALL STREET
 REPAIRS AND ALTERATIONS
 RICHMOND, VA

SITE & CODE

Project Number: 1717
 Date: 5/16/17
 Drawn by: KCM
 Checked by: KCM

C101