



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2400 Venable

Historic district UNION HILL

RECEIVED

Date/time received: FEB 26 2020

Rec'd by: _____

Application #: _____

Hearing date: BY: _____

APPLICANT INFORMATION

Name MIKE THOMAS

Phone 843-693-1339

Company TNT Construction

Email mike@tnt-construction.com

Mailing Address PO Box 8150

Applicant Type: ☐ Owner ☐ Agent

Richmond VA 23223

☐ Lessee ☐ Architect ☒ Contractor

☐ Other (please specify):

OWNER INFORMATION (if different from above)

Name KATY THOMAS

Company _____

Mailing Address 2520 E LEIGHT

Phone 804 543 0983

STREET

Email KATY@tnt-construction.com

PROJECT INFORMATION

Review Type: ☐ Conceptual Review ☐ Final Review

Project Type: ☐ Alteration ☐ Demolition ☐ New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

RENOVATING Building per the plans. WANT TO
RENOVATE FRONT OF Building per the picture
subm. H&A. BACK OF Building will have additional
SPACE ON SECOND FLOOR AND Porch off of
BACK Right side

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 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.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. 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

C Thomas

Date

2/24/2020

2400 Venable Street

CAR Application Plans

Owner

2400 Venable Restoration LLC
2500 East Leigh Street
Richmond, VA 23223

Engineer

Obsidian, Inc.
Charles R. Field, P.E.
515 North 22nd Street
Richmond, VA 23223
804.647.1589
crfield@obsidianengineering.com

Property Information

Parcel ID E0000470031
Zoning R-63
Use B Commercial Shell

Table of Contents

CAR1	Title Sheet
CAR2	Site Plan
CAR3	Site Layout
CAR4	Elevations
CAR5	Elevations
CAR6	ISO Views
CAR7	Railing Detail
CAR8	Floor Plans
CAR9	Floor Plan



Obsidian, Inc.
515 North 22nd Street
Richmond, VA 23223
804.647.1589

Title Sheet
2400 Venable Street Building Renovation
rev. 5/1/20 **2400 Venable Restoration LLC**
February 28 , 2020

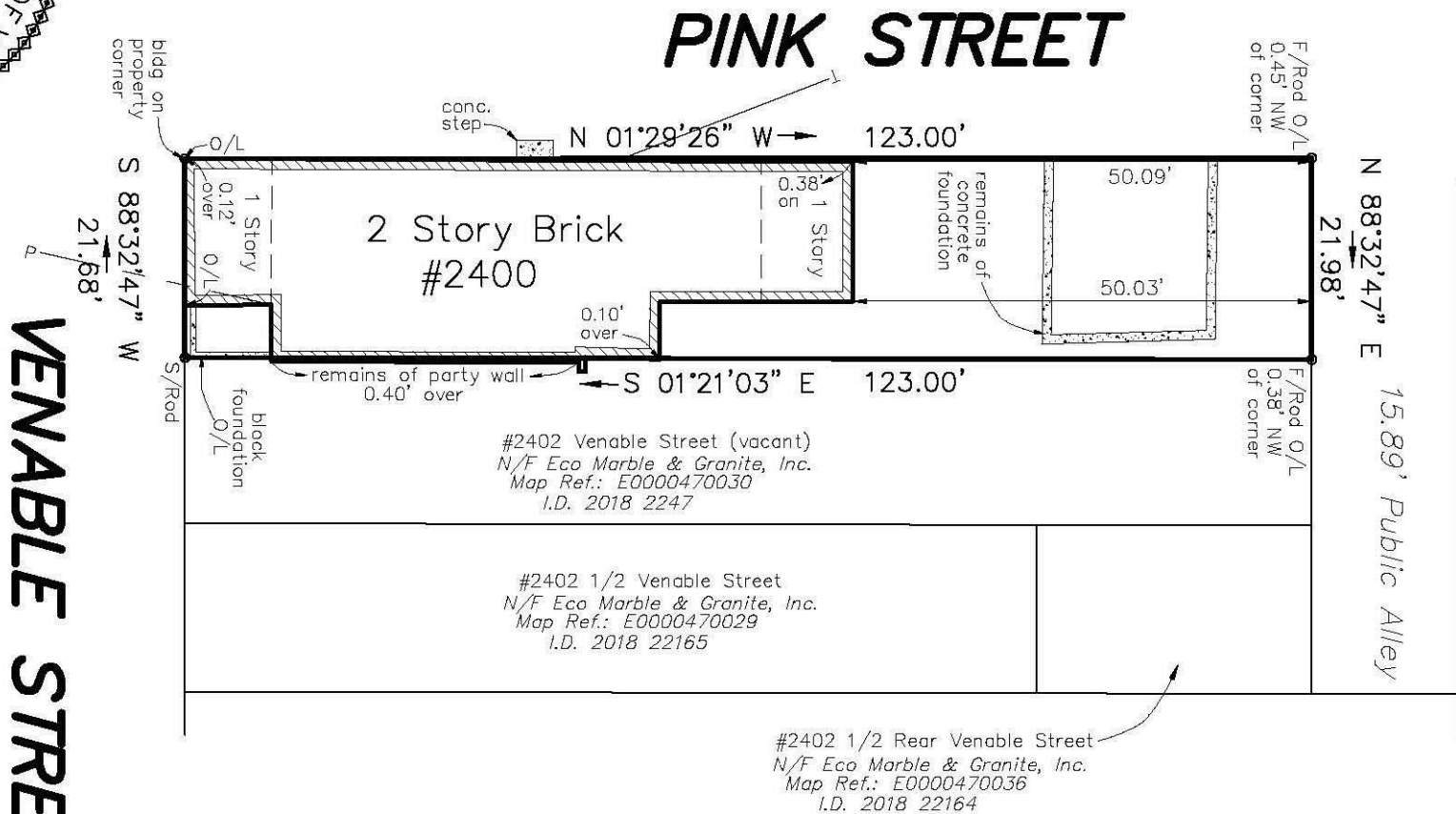
CAR1



Rev.	Date	Description

Address: #2400 Venable Street
Current Owner: 2400 Venable Restoration, LLC
Parcel ID: E0000470031
I.D. 2013 13886

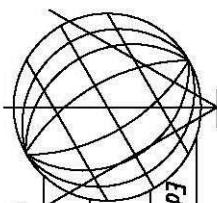
Note: Bearings protracted from City
Baseline sheet 9 NE.



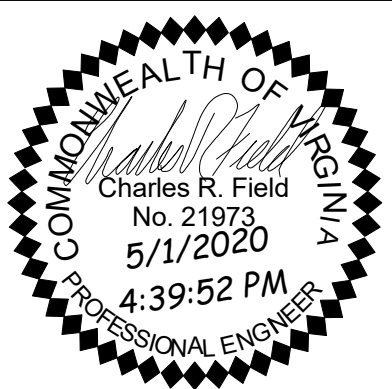
Survey and Plat of
The Property Known as
#2400 Venable Street in
the City of Richmond, VA

This is to certify that on 04/29/19 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.



Edwards, Kretz, Lohr & Associates, PLLC
Land Surveyors-Planners
Virginia-North Carolina
4914 Rodford Avenue, Suite 206
Richmond, Virginia, 23230
Phone (804) 673-9666
Fax (804) 673-9990
Scale: 1"=20'
Drawn: TCJ
Job: 1247-19
Date: 05/01/19
Checked: JAL



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Site Plan
2400 Venable Street Building Renovation
2400 Venable Restoration LLC
rev. 5/1/20
February 28 , 2020

CAR2

Rev.	Date	Description

building on property corner

existing wall on property line

Pink Street

Venable Street

21' - 11 5/8"

21.68'

S 88° 32' 47" W

existing foundation wall
0.12 over property line

remains of party wall
0.40' over property line

existing foundation
0.10 over property line

UP

35.00'

15.00'

10' - 0"

25' - 0"

N 1° 29' 26" W
123.00'

0' - 6 5/8"

15' - 0"

16' 1 3/8"

5' - 0"

S 1° 21' 03" E
123.00'

rear setback line

Parking area

N 88° 32' 48" E
21.98'

public alley

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Site Layout

2400 Venable Street Building Renovation

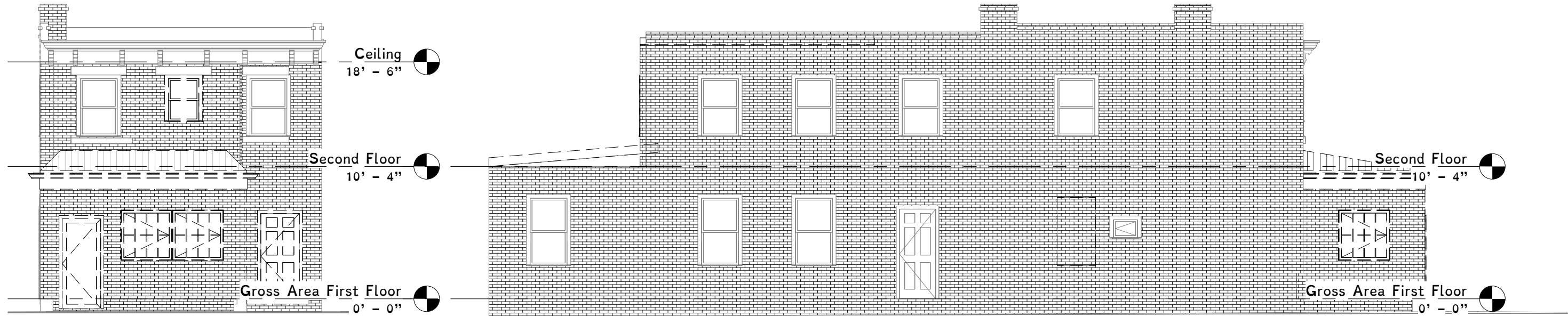
rev. 5/1/20 2400 Venable Restoration LLC

February 28 , 2020

CAR3

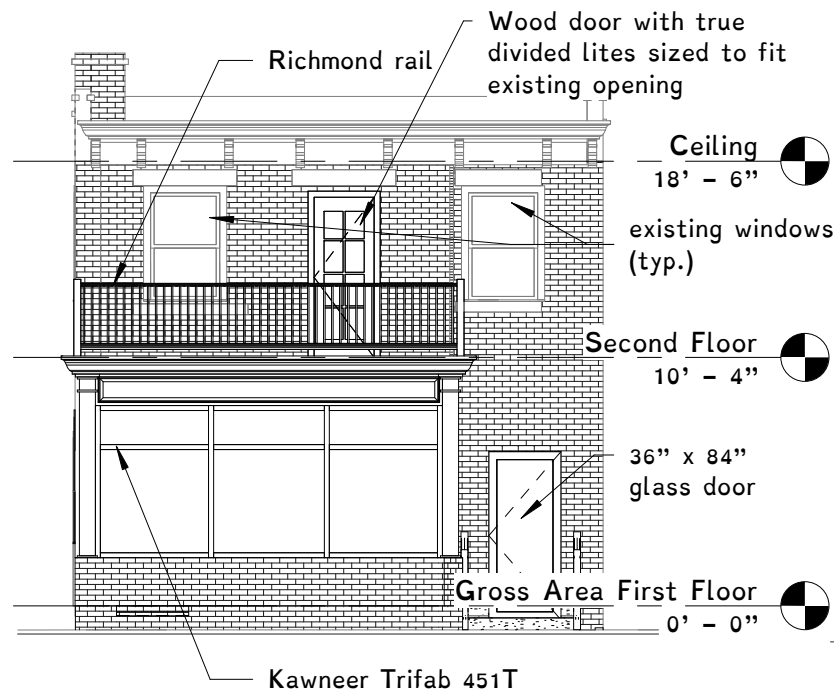


Rev.	Date	Description

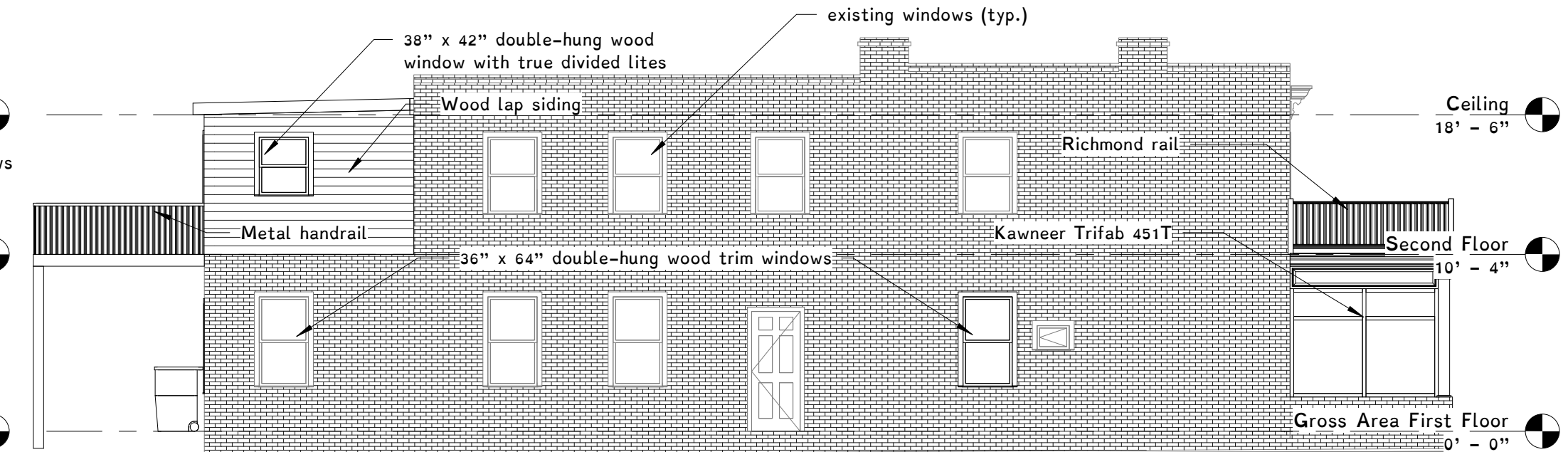


1 **CAR Existing North**
1/8" = 1'-0"

2 **CAR Existing East**
1/8" = 1'-0"



3 **CAR Proposed North**
1/8" = 1'-0"



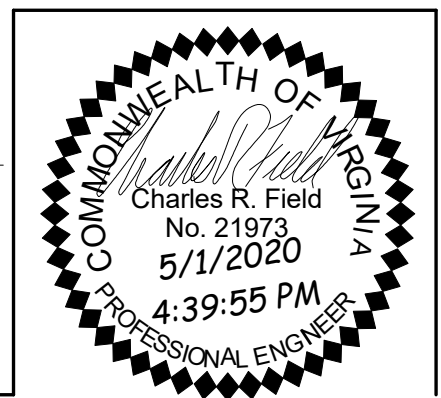
4 **CAR Proposed East**
1/8" = 1'-0"

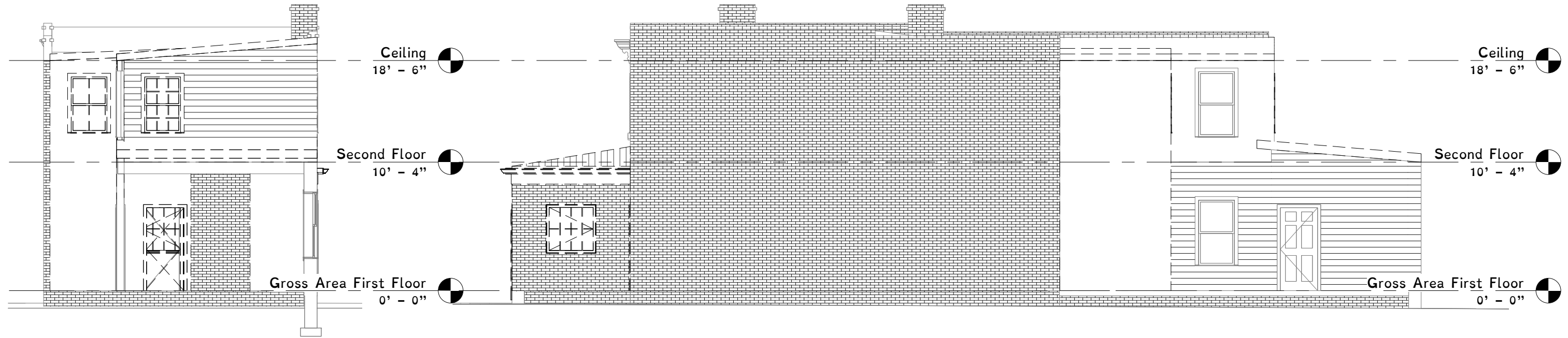
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Elevations
2400 Venable Street Building Renovation
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February 28 , 2020

CAR4



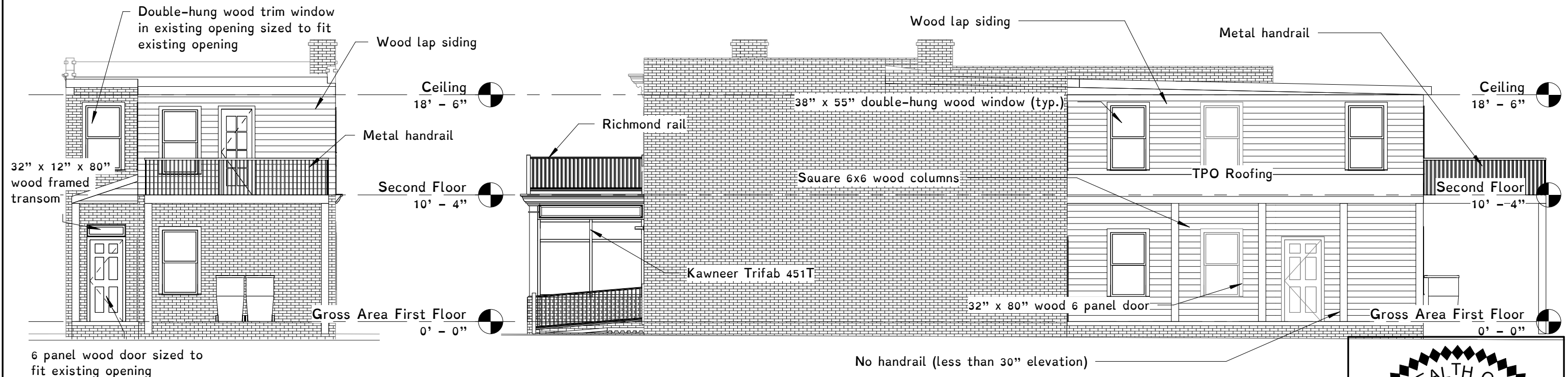


1 CAR Existing South

1/8" = 1'-0"

3 CAR Existing West

1/8" = 1'-0"



2 CAR Proposed South

1/8" = 1'-0"

4 CAR Proposed West

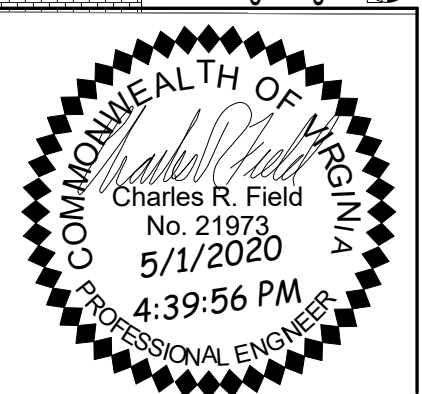
1/8" = 1'-0"

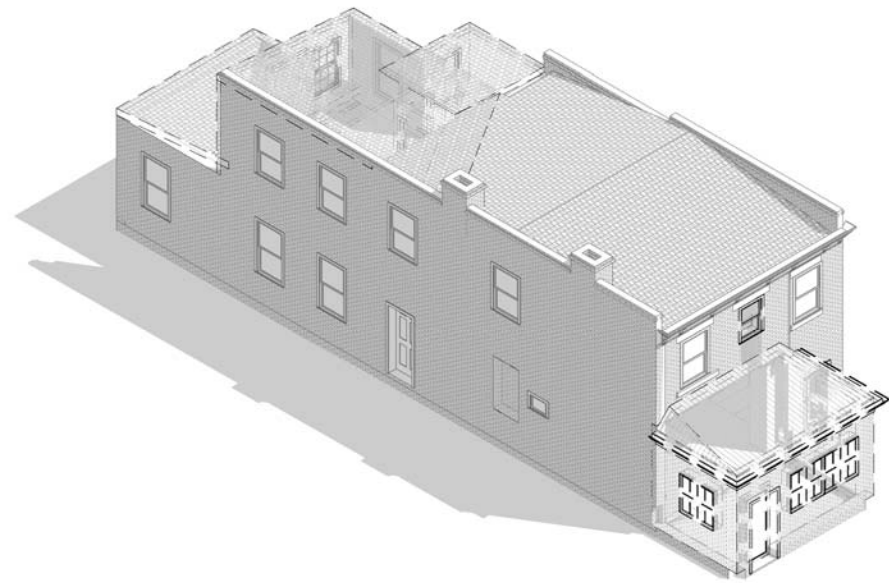
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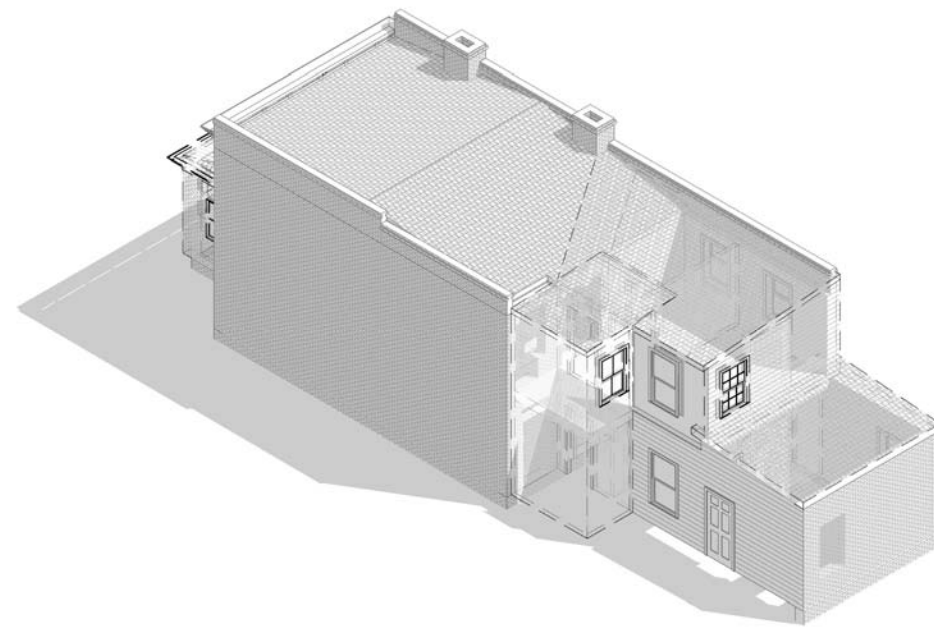
Elevations
2400 Venable Street Building Renovation
rev. 5/1/20 2400 Venable Restoration LLC
February 28 , 2020

CAR5

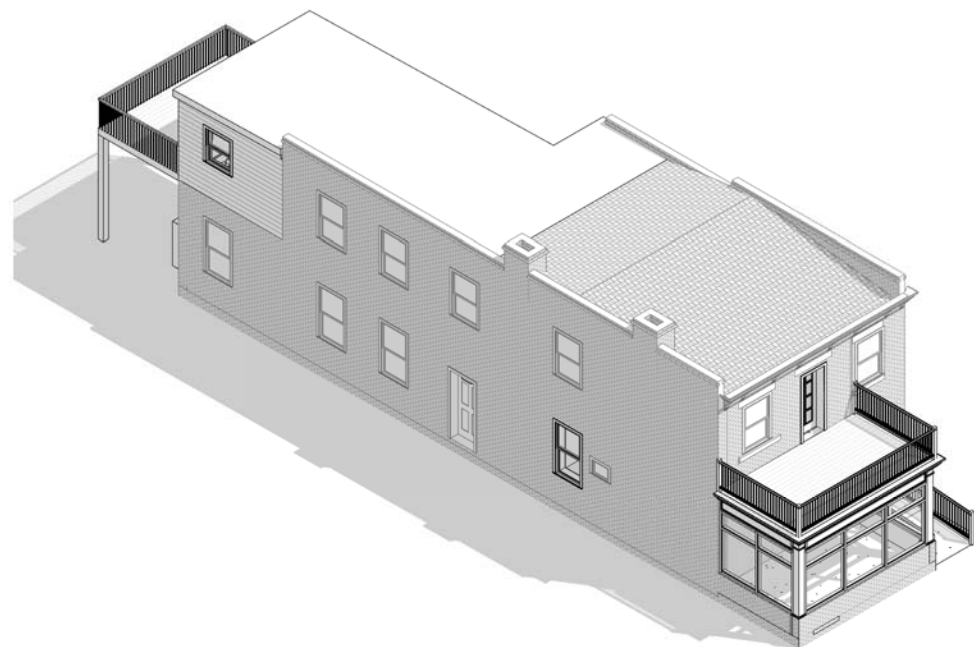




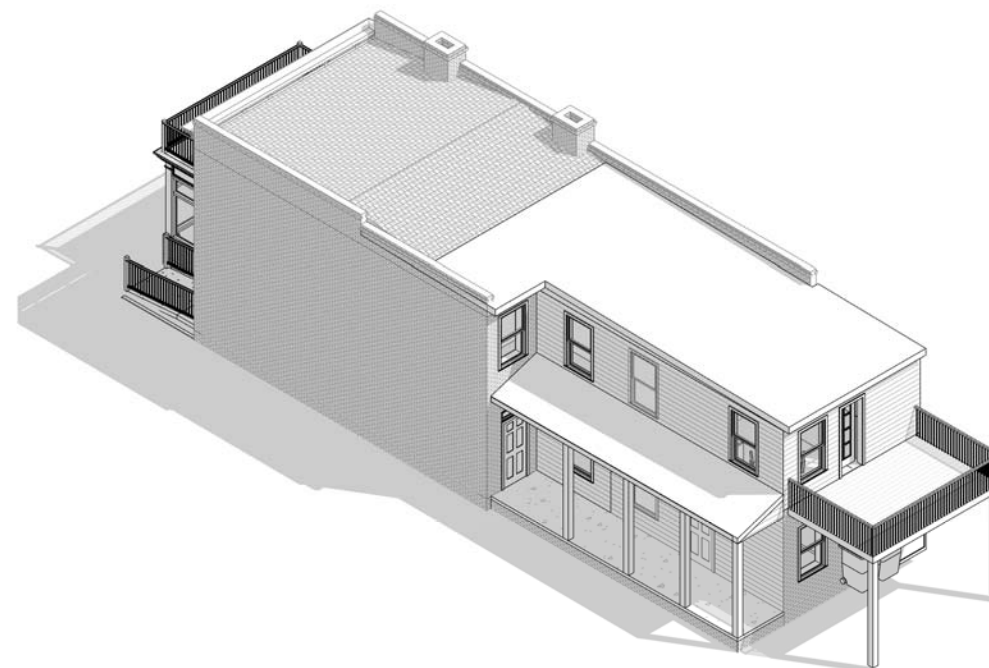
1 Existing NE ISO



3 Existing SW ISO



2 Proposed NE ISO



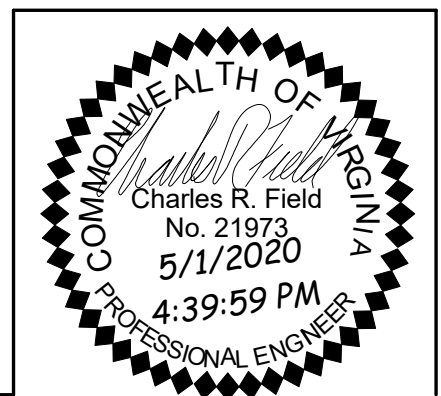
4 Proposed SW ISO

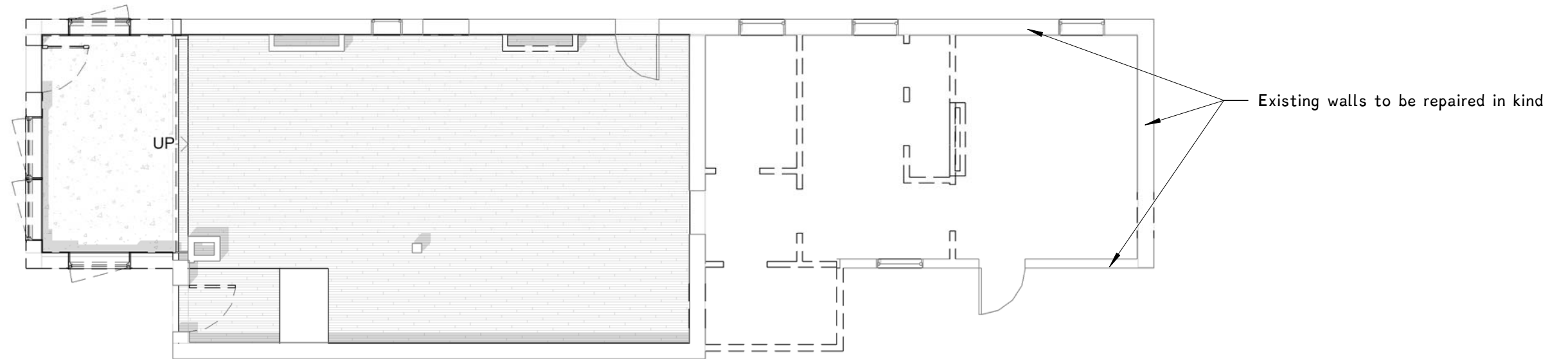
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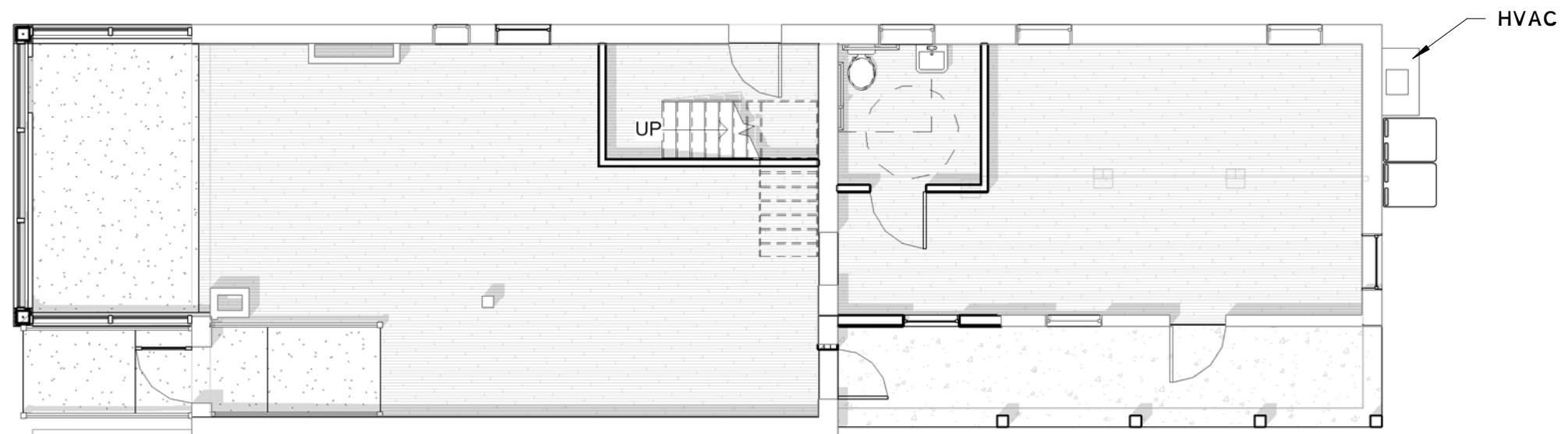
ISO Views
 2400 Venable Street Building Renovation
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 rev. 5/1/20
 February 28 , 2020

CAR6





1 **CAR Existing – First Floor**
1/8" = 1'-0"

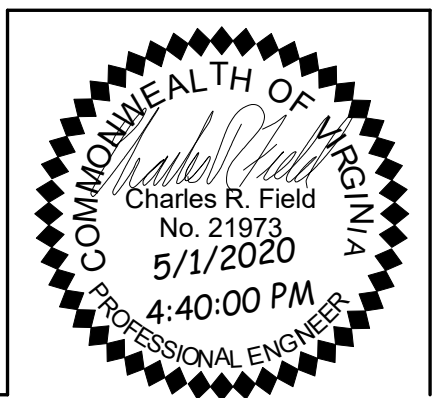


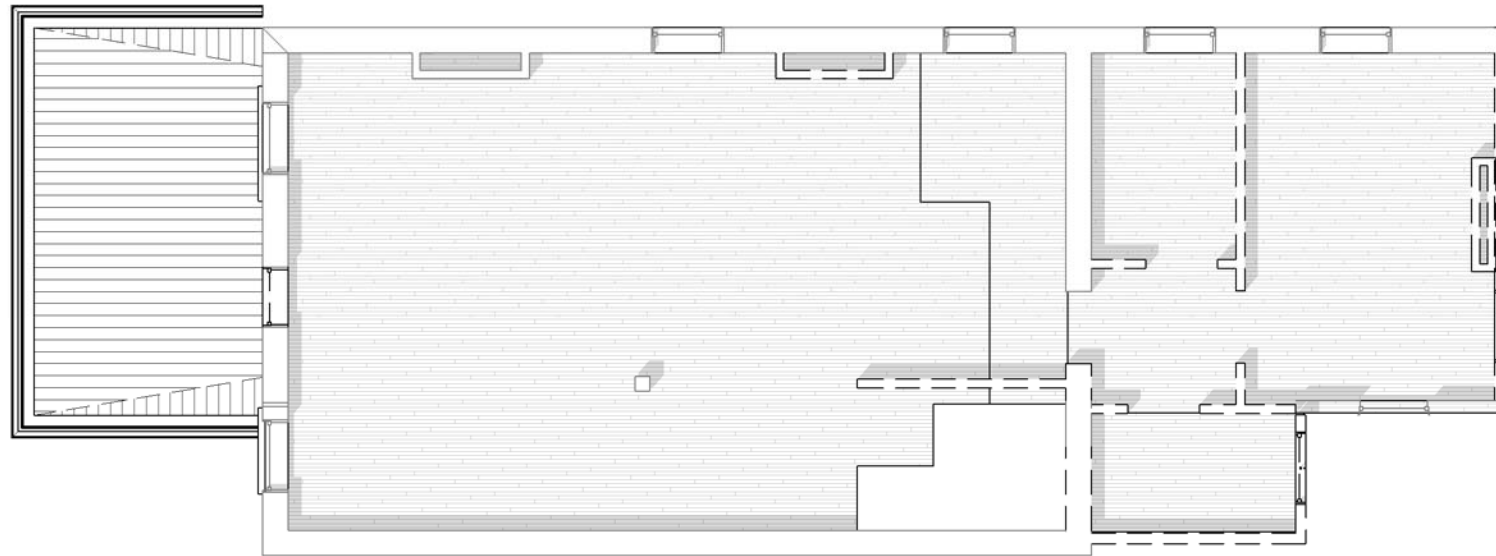
2 **CAR Proposed – First Floor**
1/8" = 1'-0"

Rev.	Date	Description

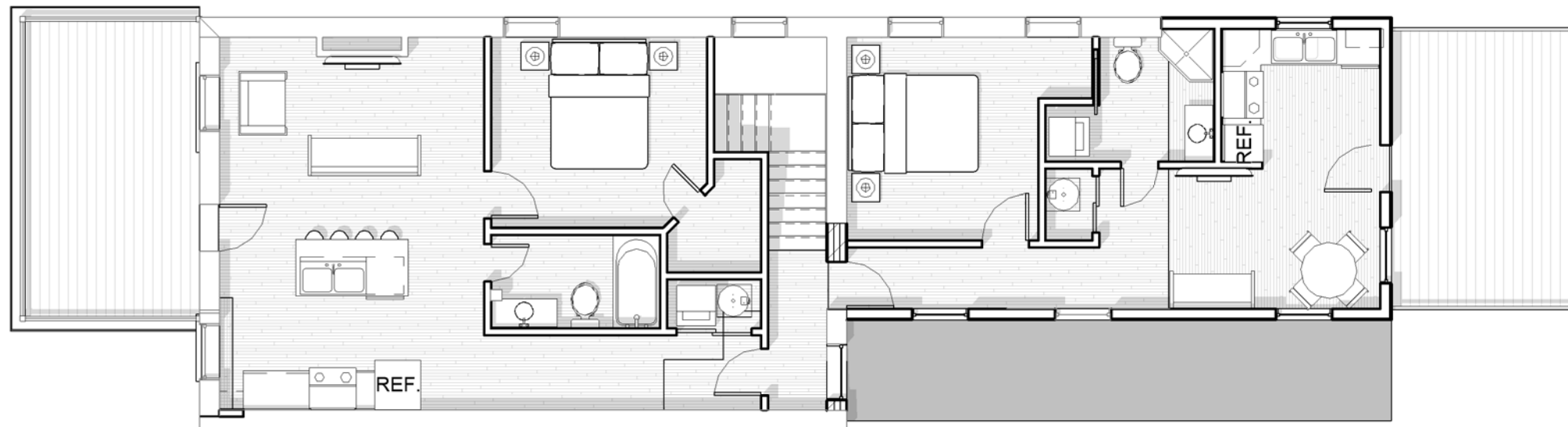
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Floor Plans
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CAR8





1 **CAR Existing – Second Floor**
1/8" = 1'-0"



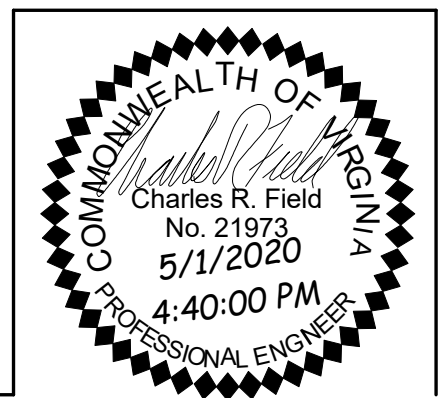
2 **CAR Proposed – Second Floor**
1/8" = 1'-0"

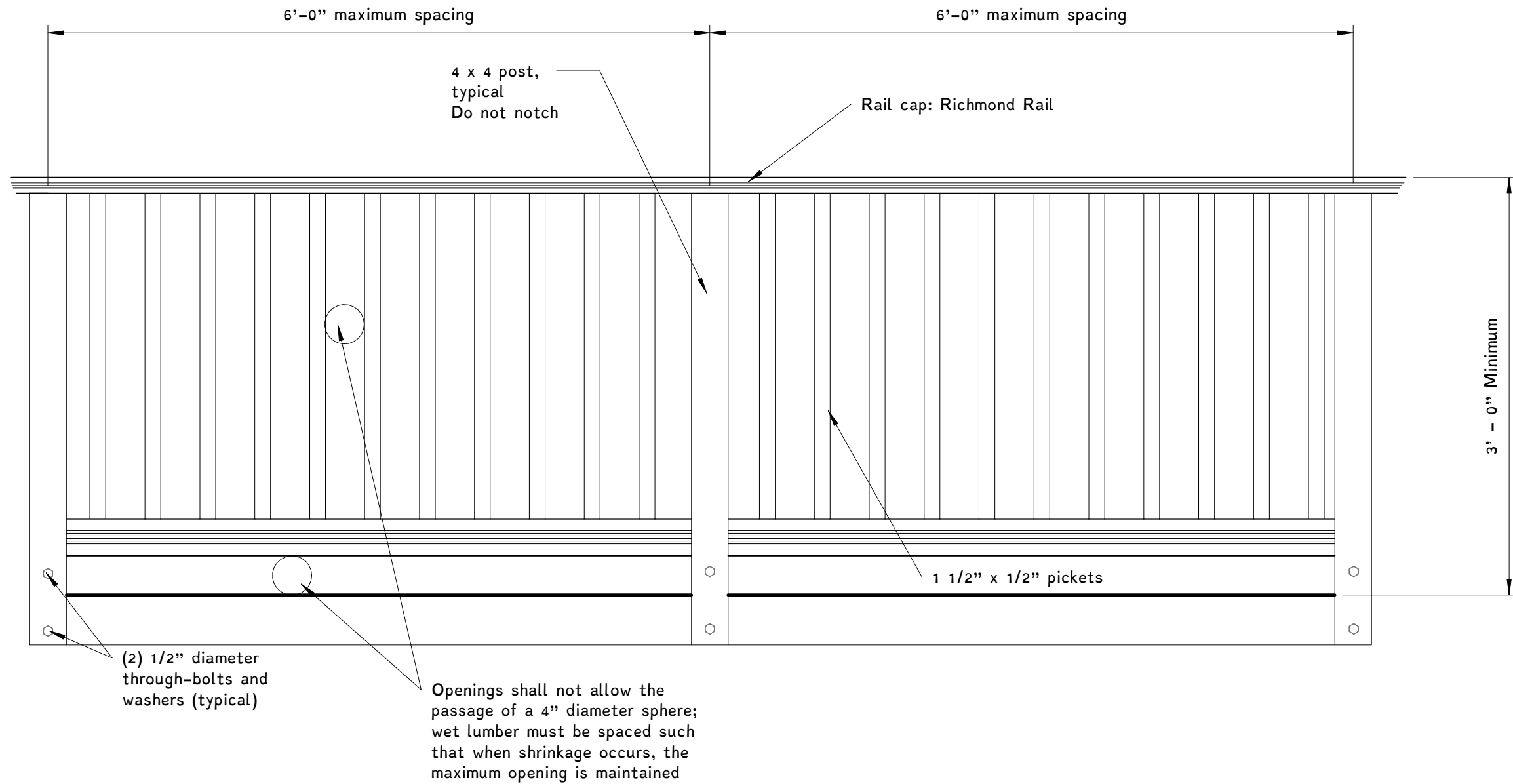
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Floor Plan
2400 Venable Street Building Renovation
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CAR9





1 Richmond Rail Detail
1" = 1'-0"

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Railing Detail
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CAR7

