



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

August 12, 2025

Peter Harlan
2205 East Broad Street
Richmond, VA 23223

To Whom It May Concern:

RE: BZA 31-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, September 3, 2025 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct a second-story rear addition to an existing detached garage accessory to an existing single-family (detached) dwelling at 2205 EAST BROAD STREET (Tax Parcel Number E000-0259/003), located in an R-8 (Urban Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **891 378 658#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2025 drop-down, click meeting details for September 3, 2025 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at Chuck.Davidson@rva.gov for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 31-2025
Page 2
August 12, 2025

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,



Roy W. Benbow, Secretary
Phone: (804) 240-2124
E-mail: Roy.Benbow@rva.gov

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

Bell Randolph M & Karla
2203 E Broad St
Richmond, VA 23233

Bellevue Square Condominium Unit
Owners Association
2120 E Broad St Unit 1
Richmond, VA 23223

Bernal Patricia B
2206 E Grace St
Richmond, VA 23223

Bernstein Michael I
2120-7 E Broad St
Richmond, VA 23235

Brunjes Lee M & Gong Danielle X
2206 E Broad St
Richmond, VA 23223

Calabro Melissa A
2120 E Broad St Unit 9
Richmond, VA 23223

Carrel Robert Franklin Ii And Bailey
Teresa Robin
2209 E Broad St
Richmond, VA 23223

Casey Eric And Jane Family Trust Co
Trustees
2212 E Grace St
Richmond, VA 23223

Church Hill Development Trust
3429 Foxfield Dr
Chesapeake, VA 23323

Designed Interiors Ltd C/o E Randolph
Blankenship
1808 Monument Ave
Richmond, VA 23220

Dukes Thomas A Jr & Leonardo Nilmi R
Po Box 67
Harrisonburg, VA 22803

Endowment Fund Of The Memorial Child
Guidance Clinic Inc
200 N 22nd St
Richmond, VA 23223

Evans Ronald C & Associates Inc
Po Box 188
Midlothian, VA 23113

Flippen Dianne D
2120 E Broad St Unit 3
Richmond, VA 23223

Hill Top Condominium Unit Owners
Association
3725 Blue Lake Dr
Richmond, VA 23233

Hollberg Steven S And Wanda U
Greenwood
Po Box 1180
Urbanna, VA 23175

Holloway Judy L
2120 E Broad St Unit 2
Richmond, VA 23223

Home Options Rva Llc
11533 Busy St #331
N Chesterfield, VA 23236

Hon Group Llc C/o D Neely
1014 Sharon Ln
Richmond, VA 23229

Horowitz Aaron O'keeffe And Yauger
Laura
309 N 22nd St
Richmond, VA 23223

Joyce Brian Robert And Katherine
1128 Colombia Rd Nw #2
Washington, DC 20009

Mcguire Amanda
2120 E Broad St Unit 1
Richmond, VA 23223

Mengiste Miganaw Belay
305 N 22nd St
Richmond, VA 23223

Nirvana Llc
3713 Hoskins Dr
Glen Allen, VA 23060

Oliver Vivian S
3713 Hoskins Dr
Glen Allen, VA 23060

Palmer Celeste
2120 E Broad St Unit 10
Richmond, VA 23223

Quint Properties Llc
30 Manorwood Dr
Fredericksburg, VA 22406

Ravelli John
2202 E Grace St
Richmond, VA 23223

Rawls S Waite Iii And Margaret Thorn
2215 E Broad St
Richmond, VA 23223

Shaw Stephanie P
2120 E Broad St #6
Richmond, VA 23223

Smith Randolph W & Geneva M
2208 E Broad St
Richmond, VA 23223

St Mark Church Of Christ Disciples Of Christ
2213 E Broad St
Richmond, VA 23223

Townsend Elizabeth
2210-1/2 E Grace St
Richmond, VA 23223

Twenty Three Hundred Llc
3725 Blue Lake Dr
Richmond, VA 23233

Veech Andrew Stoesser And Patricia Ann
2204 E Broad St
Richmond, VA 23223

Warker Andrew F And Cheryl D
2204 E Grace St
Richmond, VA 23223

Wesley Hannah Rebecca
2117 E Broad St
Richmond, VA 23223

Williams Jeremy And Kali
2200 E Broad St
Richmond, VA 23223

York Roger H Jr
2208 E Grace St
Richmond, VA 23223

Property: 2205 E Broad St Parcel ID: E0000259003

Parcel

Street Address: 2205 E Broad St Richmond, VA 23223-
Owner: HARLAN PETER LEROY AND DONOHUE MEGAN PATRICIA
Mailing Address: 2205 EAST BROAD ST, RICHMOND, VA 23223
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 334 - Tobacco Row/Undertakers Row
Property Class: 120 - R Two Story
Zoning District: R-8 -
Exemption Code: -

Current Assessment

Effective Date: 01/01/2025
Land Value: \$160,000
Improvement Value: \$581,000
Total Value: \$741,000
Area Tax: \$0
Special Assessment District:

Land Description

Parcel Square Feet: 3433.32
Acreage: 0.0788
Property Description 1: 0022.00X0156.06 0000.000
State Plane Coords(?): X= 11795650.684094 Y= 3719364.987503
Latitude: 37.53298955 , **Longitude:** -77.42135589

Description

Land Type: Residential Lot B
Topology:
Front Size: 22
Rear Size: 156
Parcel Square Feet: 3433.32
Acreage: 0.0788
Property Description 1: 0022.00X0156.06 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11795650.684094 Y= 3719364.987503
Latitude: 37.53298955 , **Longitude:** -77.42135589

Other

Street improvement:
Sidewalk:

Assessments

| Assessment Year | Land Value | Improvement Value | Total Value | Reason |
|-----------------|------------|-------------------|-------------|---------------|
| 2025 | \$160,000 | \$581,000 | \$741,000 | Not Available |
| 2024 | \$145,000 | \$560,000 | \$705,000 | Not Available |
| 2023 | \$140,000 | \$532,000 | \$672,000 | Not Available |
| 2022 | \$110,000 | \$513,000 | \$623,000 | Not Available |
| 2021 | \$105,000 | \$472,000 | \$577,000 | Not Available |
| 2020 | \$105,000 | \$462,000 | \$567,000 | Reassessment |
| 2019 | \$90,000 | \$435,000 | \$525,000 | Reassessment |
| 2018 | \$90,000 | \$412,000 | \$502,000 | Reassessment |
| 2017 | \$70,000 | \$414,000 | \$484,000 | Reassessment |
| 2016 | \$60,000 | \$299,000 | \$359,000 | Reassessment |
| 2015 | \$60,000 | \$276,000 | \$336,000 | Reassessment |
| 2014 | \$60,000 | \$238,000 | \$298,000 | Reassessment |
| 2013 | \$60,000 | \$225,000 | \$285,000 | Reassessment |
| 2012 | \$82,000 | \$203,000 | \$285,000 | Reassessment |
| 2011 | \$82,000 | \$233,000 | \$315,000 | CarryOver |
| 2010 | \$82,000 | \$233,000 | \$315,000 | Reassessment |
| 2009 | \$82,000 | \$242,500 | \$324,500 | Reassessment |
| 2008 | \$82,000 | \$192,500 | \$274,500 | Reassessment |
| 2007 | \$82,000 | \$192,500 | \$274,500 | Reassessment |
| 2006 | \$47,300 | \$160,400 | \$207,700 | Reassessment |
| 2005 | \$30,100 | \$160,400 | \$190,500 | Correction |
| 2004 | \$11,000 | \$151,100 | \$162,100 | Reassessment |
| 2003 | \$10,000 | \$137,400 | \$147,400 | Reassessment |
| 2002 | \$9,800 | \$134,700 | \$144,500 | Correction |
| 2001 | \$7,980 | \$134,520 | \$142,500 | Reassessment |
| 2000 | \$7,000 | \$118,000 | \$125,000 | Reassessment |
| 1998 | \$14,000 | \$111,000 | \$125,000 | Not Available |

Transfers

| Transfer Date | Consideration Amount | Grantor Name | Deed Reference | Verified Market Sale Description |
|---------------|----------------------|---------------|----------------|---|
| 04/26/2021 | \$687,500 | Not Available | ID2021-11777 | |
| 11/06/2020 | \$0 | Not Available | ID2020-26345 | |
| 06/13/2019 | \$660,000 | Not Available | ID2019-11666 | |
| 06/29/2015 | \$491,000 | Not Available | ID2015-11653 | 1 - VALID SALE-Valid, Use in Ratio Analysis |
| 06/27/1996 | \$143,000 | Not Available | 09600-13108 | |
| 10/07/1986 | \$0 | Not Available | 000096-01764 | |
| 10/07/1986 | \$90,000 | Not Available | 000096-01766 | |

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-8 -
Planning District: East
Traffic Zone: 1083
City Neighborhood Code: CH
City Neighborhood Name: Church Hill
Civic Code: 0200
Civic Association Name: Church Hill Association of RVA
Subdivision Name: NONE
City Old and Historic District: St John's Church
National historic District: St John's Church
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

| Census Year | Block | Block Group | Tract |
|-------------|-------|-------------|--------|
| 2000 | 2022 | 0205002 | 020500 |
| 1990 | 215 | 0205002 | 020500 |

Schools

Elementary School: Bellevue
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 1
Dispatch Zone: 124A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Thursday
Bulk Collection: TBD

Government Districts

Council District: 7
Council District for 2025 (Current Election): 7
Voter Precinct: 709
State House District: 79
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: 001 -
Year Built: 1880
Stories: 2
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 4
Number Of Full Baths: 3
Number Of Half Baths: 0
Condition: GOOD
Foundation Type:
1st Predominant Exterior: Common Brick
2nd Predominant Exterior: Masonry
Roof Style: Flat or Shed
Roof Material: Single-ply reinforced she
Interior Wall: Drywall
Floor Finish: Softwood, Carpet
Heating Type: Heat Pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: N

Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 2463 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 821 Sqft
Finished Basement: 821 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

Property Images

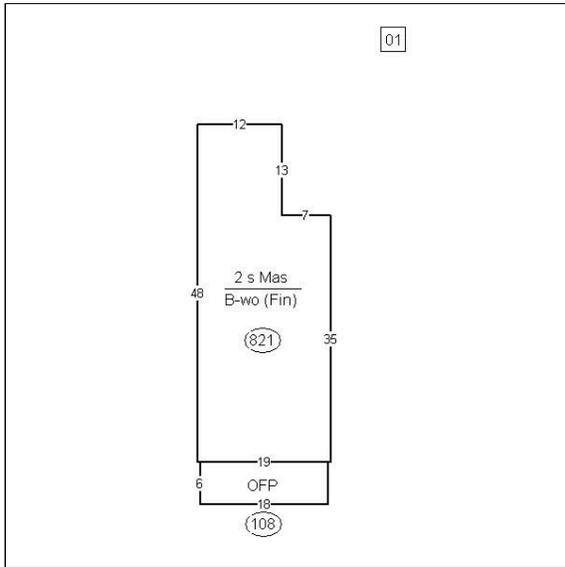
Name:E0000259003 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name: E0000259003 Desc: R01



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



**THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340**

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: Peter Harlan

PHONE: (Home) () _____ (Mobile) (703) 863-5931

ADDRESS 2205 E Broad St

FAX: () _____ (Work) () _____

Richmond, VA 23223

E-mail Address: peter.l.harlan@gmail.com

PROPERTY OWNER'S

REPRESENTATIVE: _____

PHONE: (Home) () _____ (Mobile) () _____

(Name/Address) _____

FAX: () _____ (Work) () _____

E-mail Address: _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2205 E Broad Street

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-413.15(2) & 30-413.15(4)

APPLICATION REQUIRED FOR: A building permit to construct a second-story addition to an existing detached garage.

TAX PARCEL NUMBER(S): E000-0259/003 **ZONING DISTRICT:** R-8(Urban Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The side and rear yard (setback) requirements are not met. Side yards of three feet (3') are required; none are proposed. A rear yard of five feet is required; two feet (2') is proposed.

DATE REQUEST DISAPPROVED: 07/03/2025

FEE WAIVER: YES NO:

DATE FILED: 07/03/2025 **TIME FILED:** 12:08 p.m. **PREPARED BY:** Colleen Dang

RECEIPT NO. BZAR-170182-2025

AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ **OF THE CHARTER OF THE CITY OF RICHMOND**

SECTION 15.2 -2309.2 **OF THE CODE OF VIRGINIA** [OR]

SECTION 1040.3 PARAGRAPH(S) (1) **OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND**

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter*

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] **DATE:** 8/1/25

***** TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS *****

CASE NUMBER: BZA 31-2025 **HEARING DATE:** September 3, 2025 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 31-2025
150' Buffer

APPLICANT(S): Peter Harlan

PREMISES: 2205 East Broad Street
(Tax Parcel Number E000-0259/003)

SUBJECT: A building permit to construct a second-story rear addition to an existing detached garage accessory to an existing single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-413.15(2)a & 30-413.15(4) of the Zoning Ordinance for the reason that:
The side and rear yard (setback) requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. [The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.](#)
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).

4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing.** The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _____ 

Project Description

The 2205 E Broad St Proposed Accessory Structure alteration will consist of an approximately 450 square foot multiple purpose space over an existing garage.

We are defining this project as an alteration. The scope of work is to add a second floor on top of an existing garage. The existing garage was constructed in 2003. The garage consists of concrete block with a brick veneer that mimics the brick appearance on the single-family dwelling. The alterations on this accessory structure will be similar in appearance to multiple structures located on the same alley between East Broad Street and East Grace Street. A variance was requested and granted for the side and rear yard setbacks for the existing garage by the Board of Zoning Appeals during the July 2, 2003 Meeting. See attached Property Survey and BZA Meeting Minutes.

The proposed work includes a second floor addition above the garage matching the construction of the existing garage (concrete block/brick veneer). In addition, exterior stairs and a porch will be constructed on the north side of the accessory structure to provide access to the 2nd floor.

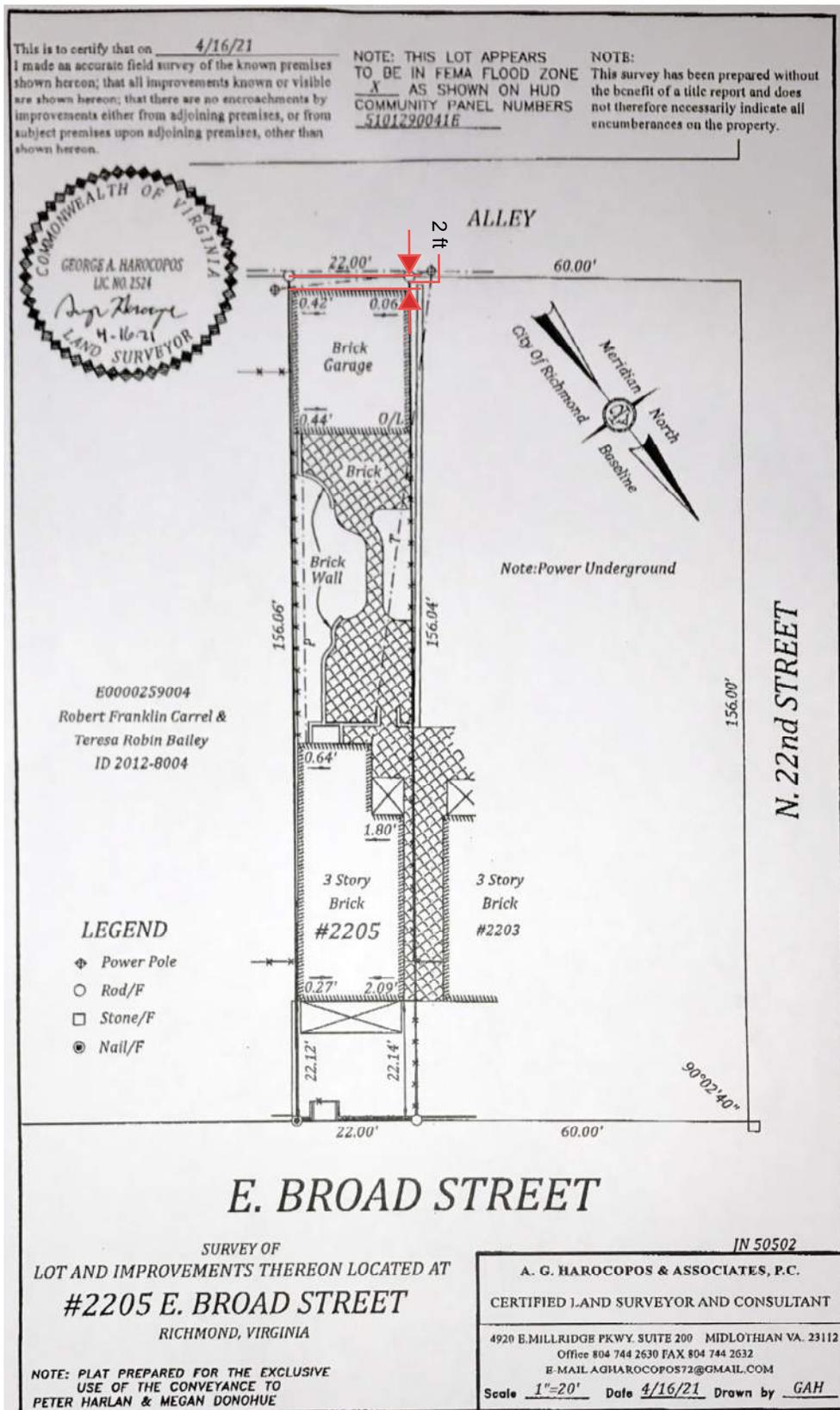
In Spring of 2024, we submitted a Certification of Appropriateness Application to the Commission of Architectural Review and received an "Approved with Conditions" Decision Letter, which is attached to this application for your reference.

This variance request, similar to that of the existing garage, is for the side and rear yard requirements. The proposed second floor will match the existing side and rear yard setbacks that were previously approved. There are currently several existing structures on the alleyway (garage/carriage houses) that similarly do not meet the current rear/side yard setbacks. Please see the similar / adjacent building photographs included in this application for comparison and reference.

The proposed conceptual drawings have been discussed with our adjacent property owners and agreement with the project has been received. In addition, we have made some slight modifications to the proposed layout (from what was presented in the CAR Application – i.e. porch size changes) based on further discussions with our neighbors and with the goal of limiting impact to the existing landscaping/trees bordering our property.

Given the project would mimic similar structures in the alleyway and based on the Approval from CAR, we believe this project would mimic the character of the neighborhood.

Existing Property Survey



BZA Meeting Minutes (7/2/03)

CASE NO. 79-03

APPLICANTS: Lawrence D. Schmitt and Phyllis A. Dalton
PREMISES: 2205 EAST BROAD STREET
(Tax Parcel Number E000-0259/003)
SUBJECT: A building permit to construct a 22'x26' detached accessory building (garage)

DISAPPROVED by the Zoning Administrator on May 27, 2003, based on Sections 32-300, 32-413.6(2)(a), 32-413.6(3) and 32-426.5(2)(a) of the zoning ordinance for the reason that: In an RO-2 Residential Office District, the side yard and rear yard (setback) requirements are not met. Three foot (3') side yards are required; none are proposed. A five-foot (5') rear yard is required; two feet (2') is proposed.

APPLICATION was filed with the Board on May 7, 2003 based on Section 17.20(b) of the City Charter.

APPEARANCES:

For Applicant: Phyllis Dalton
L. Schmitt

Against Applicant: none

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicants, Lawrence Schmitt and Phyllis Dalton, have requested a variance for a building permit to construct a 22' x 26' detached accessory building (garage) at 2205 East Broad Street. Mr. Schmitt testified that the garage would be constructed at the rear of the property and that a side and rear yard variance was required. Mr. Schmitt stated that his lot is very narrow, measuring only 22 feet in width and that the alley to the rear of his property is approximately 20 feet in width. Mr. Schmitt and Ms. Dalton testified that complying with the required setbacks would impact upon an existing garden, tool shed and rather large ginkgo tree.

In response to a question from Ms. Cox, Mr. Schmitt stated that his lot is 22 feet in width, which was narrower than the prevailing lots in the neighborhood.

The Board is satisfied that the property was acquired in good faith and that an exceptional situation exists due to narrowness of the lot and the existence of a tree

and a tool shed on the lot; whereby strict application of the side yard and rear yard requirements unreasonably restricts its use, and the granting of a variance in this case will be in harmony with the intended spirit and purpose of the ordinance and the powers of the Board.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a variance from the side yard and rear yard (setback) requirements be granted to Lawrence D. Schmitt and Phyllis A. Dalton for a building permit to construct a 22'x26' detached accessory building (garage) as proposed at the subject premises.

ACTION OF THE BOARD: Granted (4-0)

Vote to Grant
affirmative: Poole, Cox, Williams, Siff
negative: none

Commission of Architectural Review – Decision Letter



City of Richmond Commission of Architectural Review



April 25, 2024

Peter Harlan & Megan Donohue
2205 E. Broad Street
Richmond, VA 23223

RE: 2205 E. Broad Street
Application No. COA-146162-2024

Dear Applicant:

At the April 23, 2024 meeting of the Commission of Architectural Review, the review of your application for a Certificate of Appropriateness resulted in the following action: **Approved with conditions**. Specifically, the Commission approved this application for the reasons stated in the Staff Report provided that the following conditions are met:

- Paint colors for decorative and supporting elements of the porch be submitted for Administrative Review and Approval; and
- The final location for HVAC equipment and trash receptacles be submitted for Administrative Review and Approval and indicated on the final permit plans; and
- Final material specifications for the windows be submitted for Administrative Review and Approval; and
- That any changes required by Zoning be submitted to Staff for Administrative Review and Approval.

You, or any aggrieved party, have the right to appeal a decision of the Commission of Architectural Review to City Council as specified in Section 30.930 of the Richmond City Code. A petition stating reasons for the appeal must be filed with the City Clerk within 15 days of this meeting.

If you have any questions, please contact Alex Dandridge, CAR Secretary at (804) 646-6569 or by e-mail at alex.dandridge@rva.gov.

Sincerely,

Alex Dandridge
Secretary, Commission of Architectural Review

Existing Garage Photographs



South Side / Alley



North Side / Backyard



West Side



West Side / Coping

Similar / Adjacent Building Photographs



215 N 22nd St



Accessory Building
2209 E Broad St



208 N 23rd St



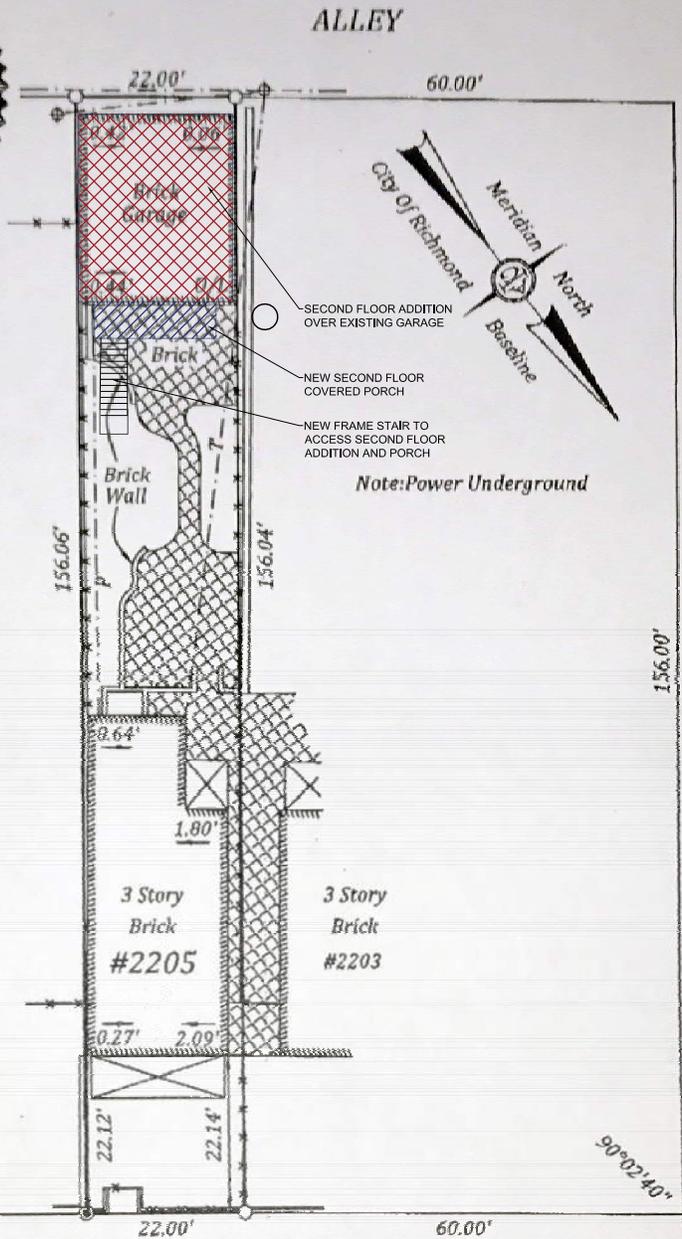
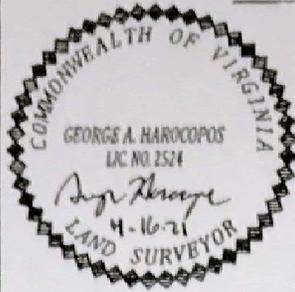
Accessory Building
2300 E Grace St

Administrative Variance Request – Conceptual Drawings

This is to certify that on 4/16/21
 I made an accurate field survey of the known premises shown hereon; that all improvements 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.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290041B

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



E0000259004
 Robert Franklin Carrel &
 Teresa Robin Bailey
 ID 2012-8004

LEGEND

- ⊕ Power Pole
- Rod/F
- Stone/F
- Nail/F

Note: Power Underground

E. BROAD STREET

SURVEY OF
 LOT AND IMPROVEMENTS THEREON LOCATED AT
#2205 E. BROAD STREET
 RICHMOND, VIRGINIA

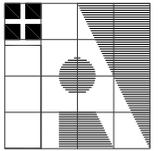
NOTE: PLAT PREPARED FOR THE EXCLUSIVE
 USE OF THE CONVEYANCE TO
 PETER HARLAN & MEGAN DONOHUE

JN 50502

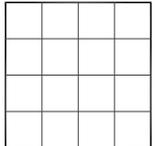
A. G. HAROCOPOS & ASSOCIATES, P.C.
 CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112
 Office 804 744 2630 FAX 804 744 2632
 E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=20' Date 4/16/21 Drawn by GAH



IRBY ARCHITECTS
 8505 SHERK ROAD
 RICHMOND, VIRGINIA 23229
 CELL: 804.669.9733
 EMAIL: IRBY@IRBYADL.COM

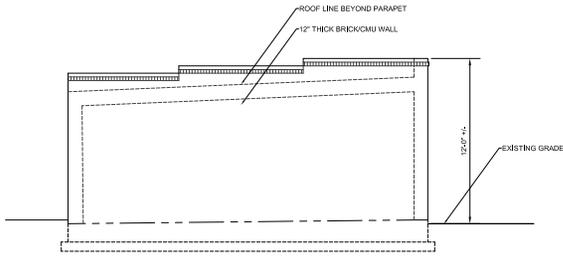


IRBY Architects, PC expressly reserves the copyright in these plans. These plans are not to be reproduced, altered, or copied in any form, nor assigned to a third party without express written consent from IRBY Architects, PC.

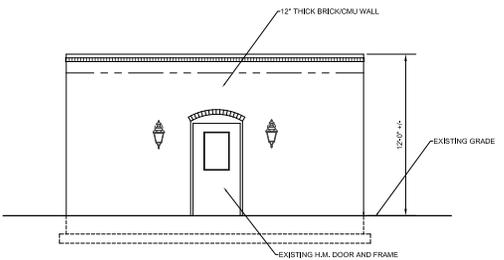
RENOVATIONS AND ADDITIONS TO:
 THE HARLAND/HOULIHUE RESIDENCE
 2205 EAST BROAD STREET
 RICHMOND, VIRGINIA

REVISIONS:

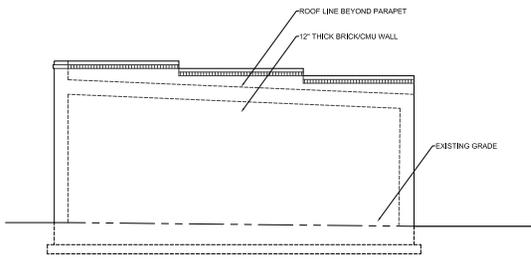
SHEET
A.1
 DRAWN BY: IRBY
 ISSUE: VARIANCE
 DATE: 9 MAY 2025



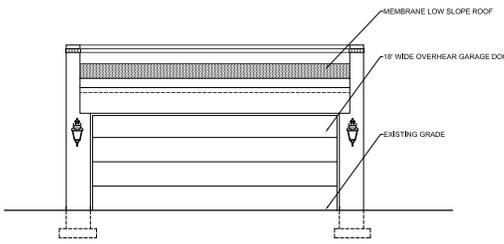
EXISTING EAST ELEVATION 2
 1/4"=1'-0" A.1



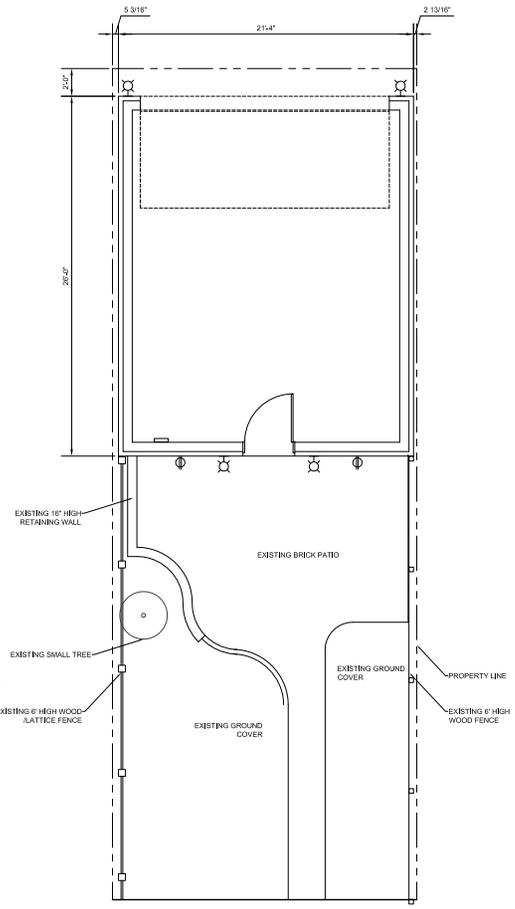
EXISTING NORTH ELEVATION 3
 1/4"=1'-0" A.1



EXISTING WEST ELEVATION 4
 1/4"=1'-0" A.1



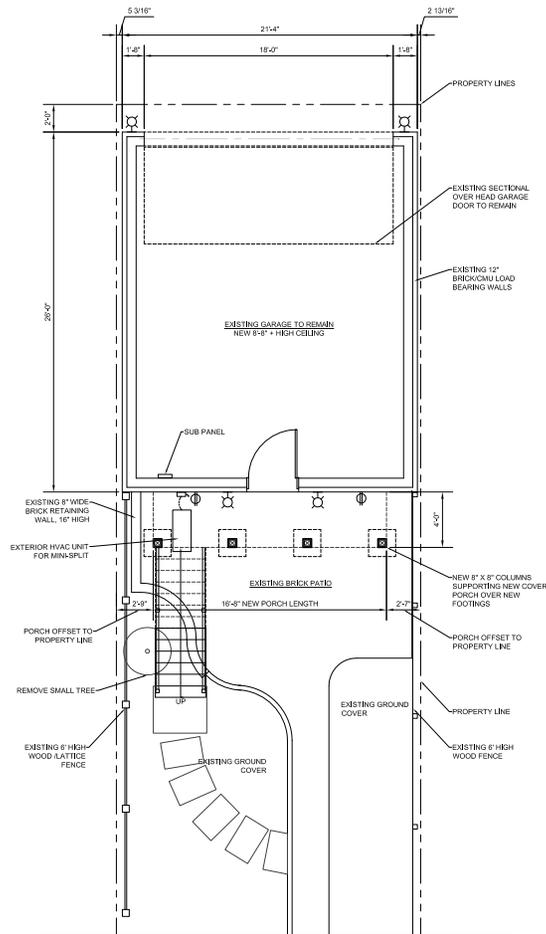
EXISTING SOUTH ELEVATION 5
 1/4"=1'-0" A.1



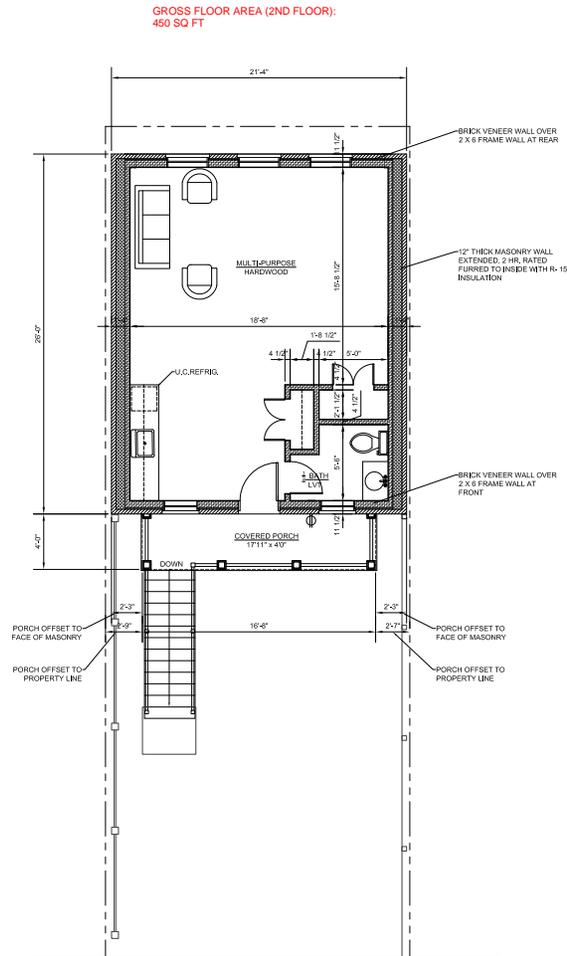
EXISTING FLOOR PLAN 1
 1/4"=1'-0" A.1

IRBY ARCHITECTS, P.C. 5/9/2025 10:09 AM Harland-HoulIHue

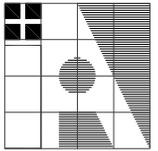
Jim Irbay, Irbay Architects, P.C. 05/17/2025 10:09 AM/10:30am/20m



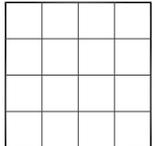
NEW PORCH POSTS AND STAIR ADDED
EXISTING FIRST FLOOR PLAN 2
 1/4" = 1'-0"
 A.2



FINISHED SPACE 450 SF / 555 GSF
NEW SECOND FLOOR PLAN 1
 1/4" = 1'-0"
 A.2



IRBY ARCHITECTS
 8505 SHIFFER ROAD
 RICHMOND, VIRGINIA 23225
 CELL: 804.669.9733
 EMAIL: IRBY@IRBYADL.COM



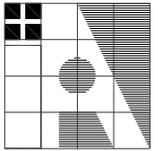
Irbay Architects, PC expressly reserves the copyright in these plans. These plans are not to be reproduced, altered, or copied in any form, nor assigned to a third party without express written consent from Irbay Architects, PC.

RENOVATIONS AND ADDITIONS TO:
THE HARLAND-JOHNSON RESIDENCE
 2205 EAST BROAD STREET
 RICHMOND, VIRGINIA

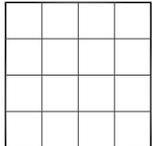
| NO. | REVISIONS |
|-----|-----------|
| | |
| | |
| | |
| | |
| | |

| |
|---|
| SHEET |
| A.2 |
| DRAWN BY: IRBY ISSUE: VARIANCE DATE: 9 MAY 2025 |

Jin Irbay, Irbay Architects, PCS/7/2025 1009 All Human-Building



IRBY ARCHITECTS
 8505 SHERRA ROAD
 RICHMOND, VIRGINIA 23225
 CELL: 804/669-9733
 EMAIL: IRBY@SADL.COM

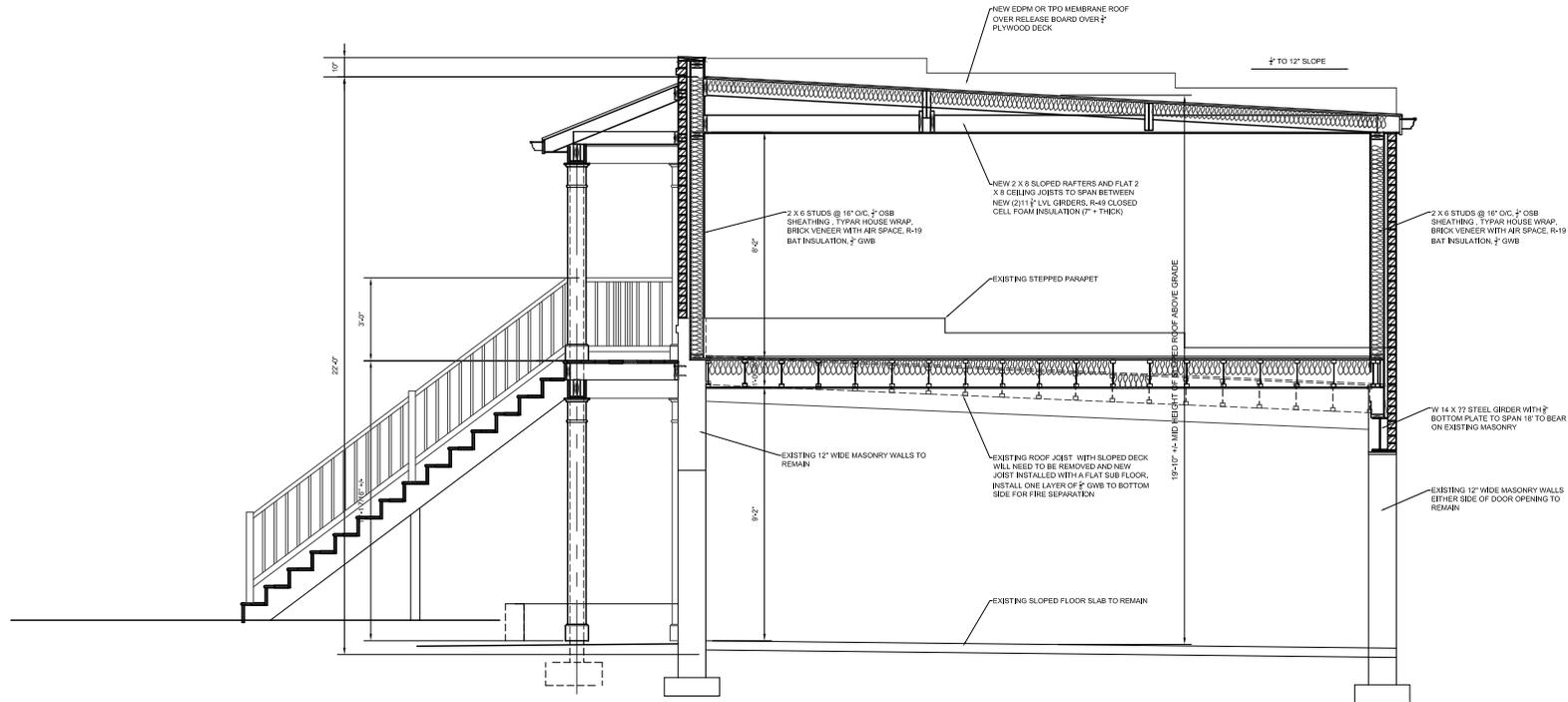


Irbay Architects, PC expressly reserves the copyright in these plans. These plans are not to be reproduced, altered, or copied in any form, nor assigned to a third party without express consent from Irbay Architects, PC.

**RENOVATIONS AND ADDITIONS TO:
 THE HARLANDJOHNS RESIDENCE
 2205 EAST BROAD STREET
 RICHMOND, VIRGINIA**

REVISIONS

SHEET
A.4
 DRAWN BY: IRBY
 ISSUE: VARIANCE
 DATE: 9 MAY 2025



SECTION
1/2"=1'-0"

1
A.4