



Property (location of work)

Property Address: 3008 Monument Avenue Current Zoning: R 48
Historic District: Monument Avenue

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

Building permit to construct a multifamily dwelling on the currently vacant parcel.

Applicant/Contact Person: [Redacted]

Company: Baker Development Resources

Mailing Address: [Redacted]

City: Richmond State: VA Zip Code: 23219

Telephone: [Redacted]

Email: [Redacted]

Billing Contact? Yes Applicant Type (owner, architect, etc.): Agent

Property Owner: [Redacted]

If Business Entity, name and title of authorized signee: _____

Mailing Address: [Redacted]

City: Richmond State: VA Zip Code: 23233

Telephone: (____) _____

Email: _____

Billing Contact?

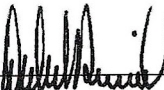
****Owner must sign at the bottom of this page****

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:  Date: 5/29/2026



May 29, 2026

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: 3008 Monument Avenue (W000/1369-016)

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 proposed construction of a three story six unit attached multifamily on the currently vacant properties known as 3008 Monument Avenue (the "Property").

The Property is located on the northern side of Monument Avenue between Wayne Street and North Belmont Avenue and lies in Richmond's Monument Avenue Old and Historic District. Existing structures in the district are known for a variety of architectural styles and materials as well as a range of land uses. While dwellings in the Monument Avenue Old and Historic District offer excellent examples of 18th and early 19th century architecture, most properties in the immediate vicinity along Monument Avenue are developed in a variety of architectural styles.

The Property owner is proposing to construct a three story six-unit attached multifamily building presenting on the Property. Each unit would contain one bedroom and one bathroom in around 840-880 square feet of finished floor area. Each unit has been designed with floorplans which offer a modern and open living area on the first floor. Each unit would have a front and rear porch, and all units would have access to a communal outdoor space.

Siting:

The new multifamily building at 3008 Monument Avenue would front onto Monument Avenue. The building will be set back from the street consistent with the underlying zoning. The siting of the new building is compatible with others within the area and will begin to create a consistent and unified street frontage along the currently vacant Russell Street frontage.

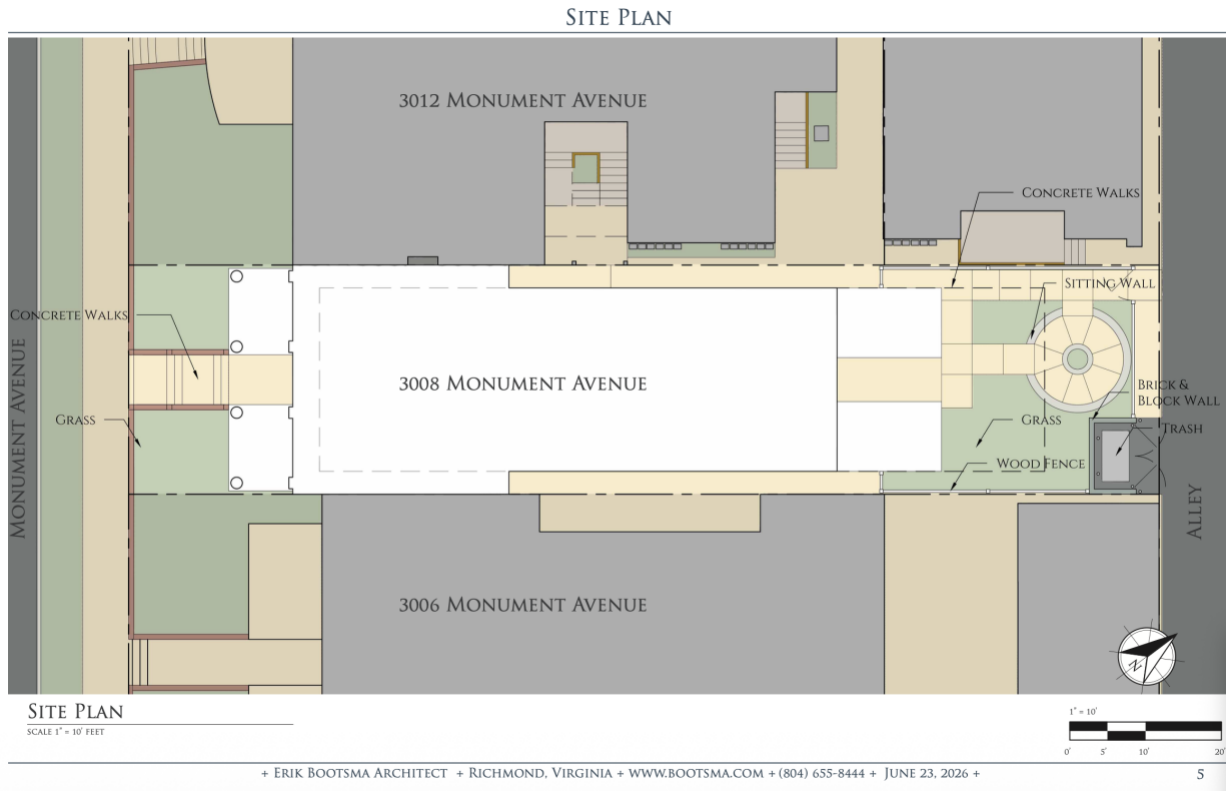


Figure 1: Site plan of proposed multifamily building along Monument Avenue

Form:

The building at 3008 Monument Avenue has been designed in a manner which is consistent with the form of other existing structures in the neighborhood and those which have been approved by CAR while also contemplating the underlying R-48 zoning requirements.



Figure 2: Proposed multifamily building at 3008 Monument Avenue.

Multifamily dwellings can be found within the block and throughout the Monument Avenue district. The proposed design acknowledges the needs of the modern homebuyer while remaining sensitive to the historic fabric of the neighborhood.



Figure 3: CAR approved dwellings at 3005 Monument Avenue

Scale:

The proposed construction of the new multifamily dwelling is consistent with the scale and character of the existing neighborhood and will appear appropriate from street level.



Figure 3: Context Elevation drawings of 3008 Monument Avenue and neighboring dwellings.

Height, Width, Proportion, & Massing

A contextual exhibit is included with this request. The proposed multifamily building is comparable in height with other structures on the block. Existing structures nearby range from two to four stories. Single-family dwellings in the area range in height from one to three stories though two-story dwellings, both detached and attached, are predominant.



Figure 4: Range of forms and heights in dwellings fronting the intersection of Princess Anne Ave. and N 21st Street.

Exterior Cladding/Doors and Windows/Materials

Exterior cladding, doors and windows, foundation, and roofing are as noted on the attached plans. These items were selected to be consistent with CAR requirements and nearby dwellings which have been recently approved by CAR. A finish schedule including doors and windows is provided for the proposed dwellings.

In conclusion, the proposed design would maintain compatibility with the historical fabric of the neighborhood as it recognizes the siting, scale, form, and massing of the contributing structures in the neighborhood. It would also be compatible with the newly approved dwelling in the area by retaining similar design, features, and materials. As noted by the CAR's *Handbook and Design Review Guidelines*, the Monument Avenue Old and Historic District is characterized by a wide variety of architectural styles. The proposed dwelling provides traditional architectural style, consistent with the fabric of the historic district, while also offering variations in the types of housing provided in the neighborhood in accordance with the new, award winning, Richmond 300 Master Plan. Furthermore, many of the design elements of the proposed dwelling can be found on historically significant dwellings throughout the Monument Avenue district. The proposed multifamily building addresses the unique considerations of the lot size, shape, and underlying zoning while also acknowledging the historical characteristics of the Monument Avenue Neighborhood.

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 markbaker@bakerdevelopmentresources.com or (804)874-6275.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark R. Baker', written in a cursive style.

Mark R. Baker

Baker Development Resources, LLC



3008 MONUMENT AVENUE - RICHMOND, VIRGINIA
PROPOSED NEW APARTMENT BUILDING

+ ERIK BOOTSMA ARCHITECT + RICHMOND, VIRGINIA + WWW.BOOTSMACOM.COM + (804) 655-8444 + JUNE 23, 2026 +

PROJECT DESCRIPTION

CONCEPT

This proposed building at 3008 Monument Avenue will be a three story six-plex apartment building of a standard Richmond type. The building has a main entrance on Monument Avenue which enters into a stair lobby giving access to each unit. Each unit will have a separate front and rear porch with access from inside the unit. The rear porches will be joined by an exterior stair which leads to a shared communal space with a plaza and firepit.

SITING

3008 Monument will be built on a vacant lot between two existing apartment buildings at 3012 and 3006 Monument Avenue. The building will share a party wall with the adjoining buildings where they sit at the property line, but will set back 3 feet to the setback line along the areas where the adjacent buildings have light wells and stair access. This setback will allow for both 3008 Monument and the neighboring buildings to have adequate light along the sides and have access to the alley and access for utilities along 3012 Monument's east side.

FORM

3008 Monument's form echoes typical Monument Avenue apartment buildings with a main entrance flanked by a pair of monumental porches of giant order Corinthian Columns surmounted by Tuscan columns supporting a roof above the third floor porches.

The main entrance is protected and emphasized by the use of an aedicule of doric columns supporting a small canopy. Above the entry on the second and third floors, a pair of windows will flank a decorative panel of carved limestone with the design to be determined.

The front roof will be slate to match typical neighborhood buildings, and in the rear where it is low slope the roof will be standing seam metal.



SITE AND BUILDING INFORMATION

SITE INFORMATION

Address: 3008 Monument Avenue

CURRENT ZONING REQUIREMENTS

Zoning: R-48
 By Right Use: Multi-family Housing
 Lot Area: 4,050 ft²

Setbacks
 Front 25 ft
 Side 3 ft
 Rear 15 ft

Max Height: 35 ft
 Min Height:
 Max Lot Coverage:
 50% for non multi-family uses

RICHMOND ZONING CODE REFRESH PROPOSED ZONING

Zoning: RM-B
 Dwelling Units Per Building: 12
 Coverage 80%
 Amenity Space 15%

Setbacks
 Primary Street Existing Range or 10 ft/20ft
 Side Interior 0 ft
 Alley 3 ft

Build-to
 Primary Street: 70%
 Side Street 35%
 Parking Setback 9 ft
 Clear Pedestrian Zone 5 ft

Building Height 50 ft or context

Windows
 Ground Story Primary Street 15%
 Upper Story 10%
 Blank Wall Width Max 25 ft
 Street facing entrance req

PROPOSED BUILDING INFO

Use and Occupancy: R
 Construction Type VB
 Sprinklers no
 Fire Separation
 Between Units: 2-hr fire wall
 Between Lots: 3-hr firewall

FLOOR AREAS

First Floor
 Unit 1A 845 ft²
 Unit 1B 845 ft²
 Common 190 ft²
 First Floor Total 1,880 ft²

Second Floor
 Unit 2A 885 ft²
 Unit 2B 885 ft²
 Common 110 ft²
 Second Floor Total 1,880 ft²

Second Floor
 Unit 3A 885 ft²
 Unit 3B 885 ft²
 Common 110 ft²
 Third Floor Total 1,880 ft²

Total Floor Area 5,640 ft²

LOT COVERAGE


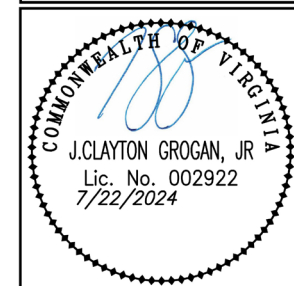
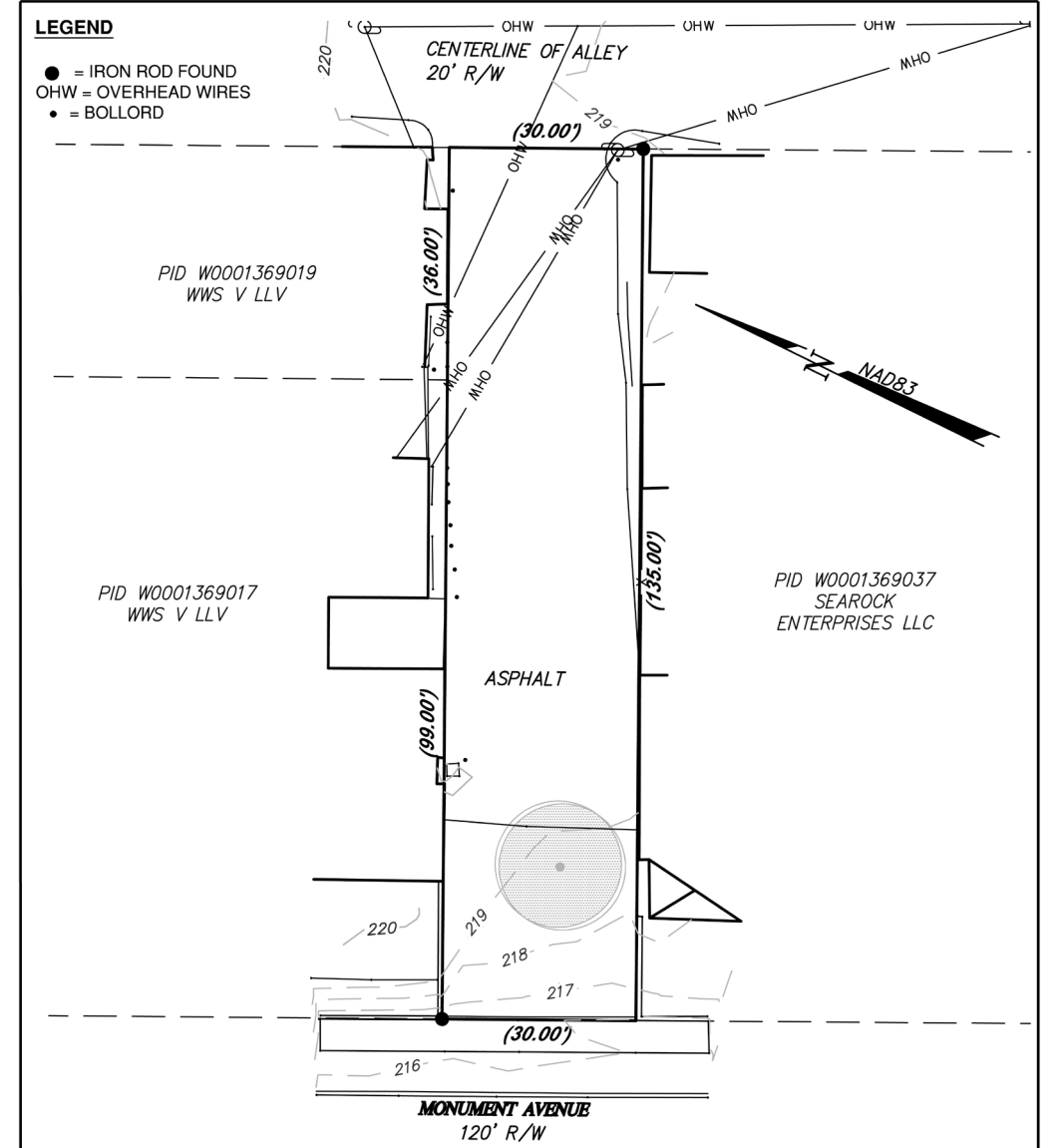
Building Footprint 1,880 ft²
 Porch Areas 520 ft²

Total Coverage Area 2,400 ft²
 Percent Covered 59%

SURVEY

TAX #: W0001369016
 ADDRESS: 3008 MONUMENT AVE
 OWNER: WWS V LLC
 LEGAL REF.: INST. 180014397
 DRAWN BY: STA
 CHECKED: GM
 W.O. #: 24-5034
 SCALE: 1" = 20'
 DATE: 22 JULY 2024

PHYSICAL IMPROVEMENT SURVEY
3008 MONUMENT AVE
 RICHMOND, VIRGINIA

GENERAL NOTES:
 1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE _____ AS SHOWN ON THE FEMA F.I.R.M. #51161C0 _____ G WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.



2122 Carolina Ave, SW
 Roanoke, VA 24014
 Ph: 540-387-1153

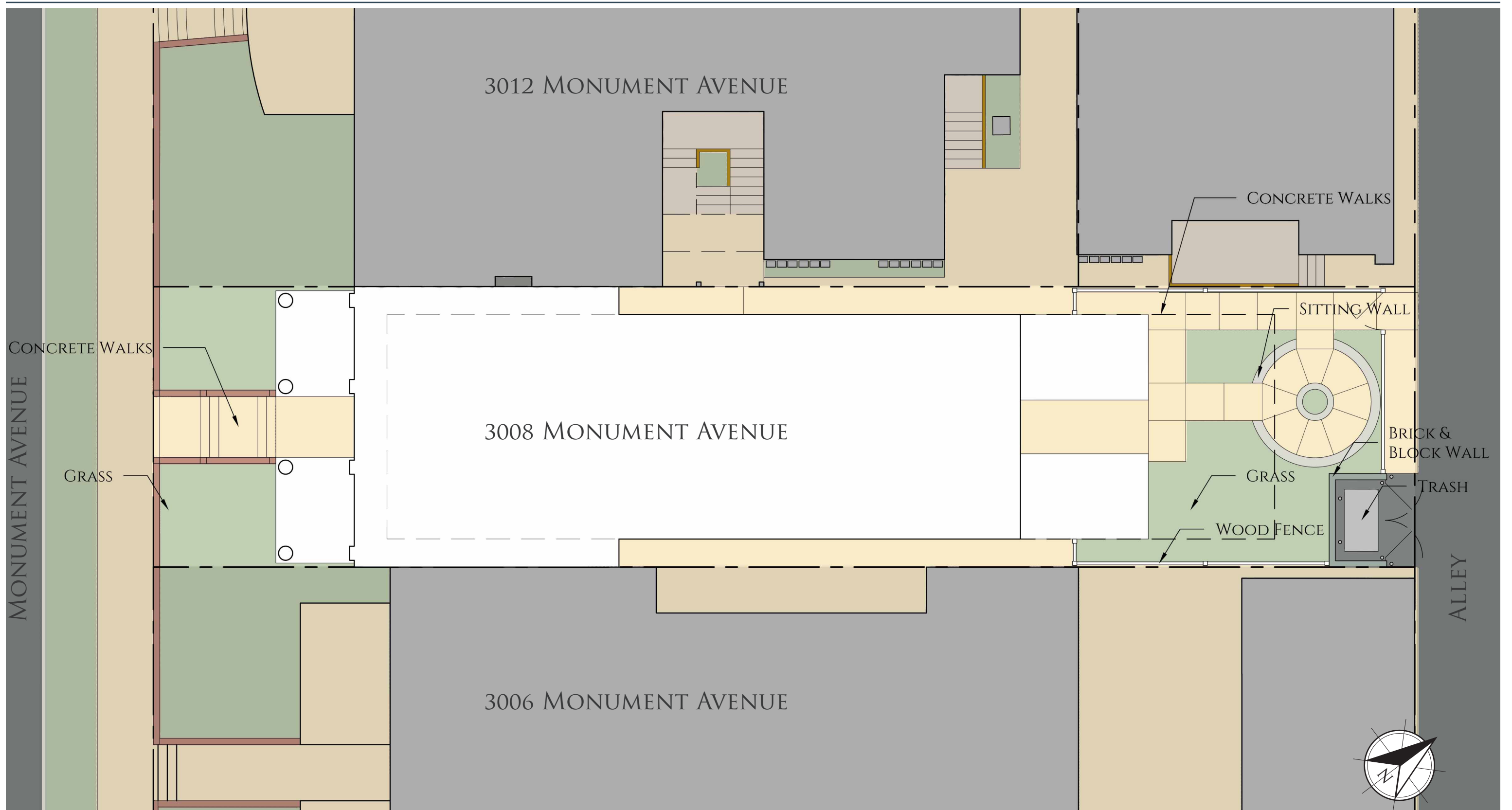
www.parkerdg.com

1915-B W. Cary Street
 Richmond, VA 23220
 Phone: 804-358-2947

VICINITY PLAN



SITE PLAN



SITE PLAN

SCALE 1" = 10' FEET

NEIGHBORHOOD CONTEXT AND SITE - VIEW FROM MONUMENT AVENUE



3012 MONUMENT AV. 3008 MONUMENT AV. 3006 MONUMENT AV.



3012 MONUMENT AV. 3008 MONUMENT AV. 3006 MONUMENT AV.



3012 MONUMENT AV. 3008 MONUMENT AV. 3006 MONUMENT AV.



3012 MONUMENT AV. 3008 MONUMENT AV. 3006 MONUMENT AV.

NEIGHBORHOOD CONTEXT AND SITE - VIEWS FROM REAR OF LOT



3006 MONUMENT AV.

3008 MONUMENT AV.

3012 MONUMENT AV.



3008 MONUMENT AV.

3012 MONUMENT AV.



3008 MONUMENT AV.



3012 MONUMENT AV.

NEIGHBORHOOD AND TYPE PRECEDENT



CONTEXT ELEVATION



3012 MONUMENT

3008 MONUMENT AVENUE

3006 MONUMENT

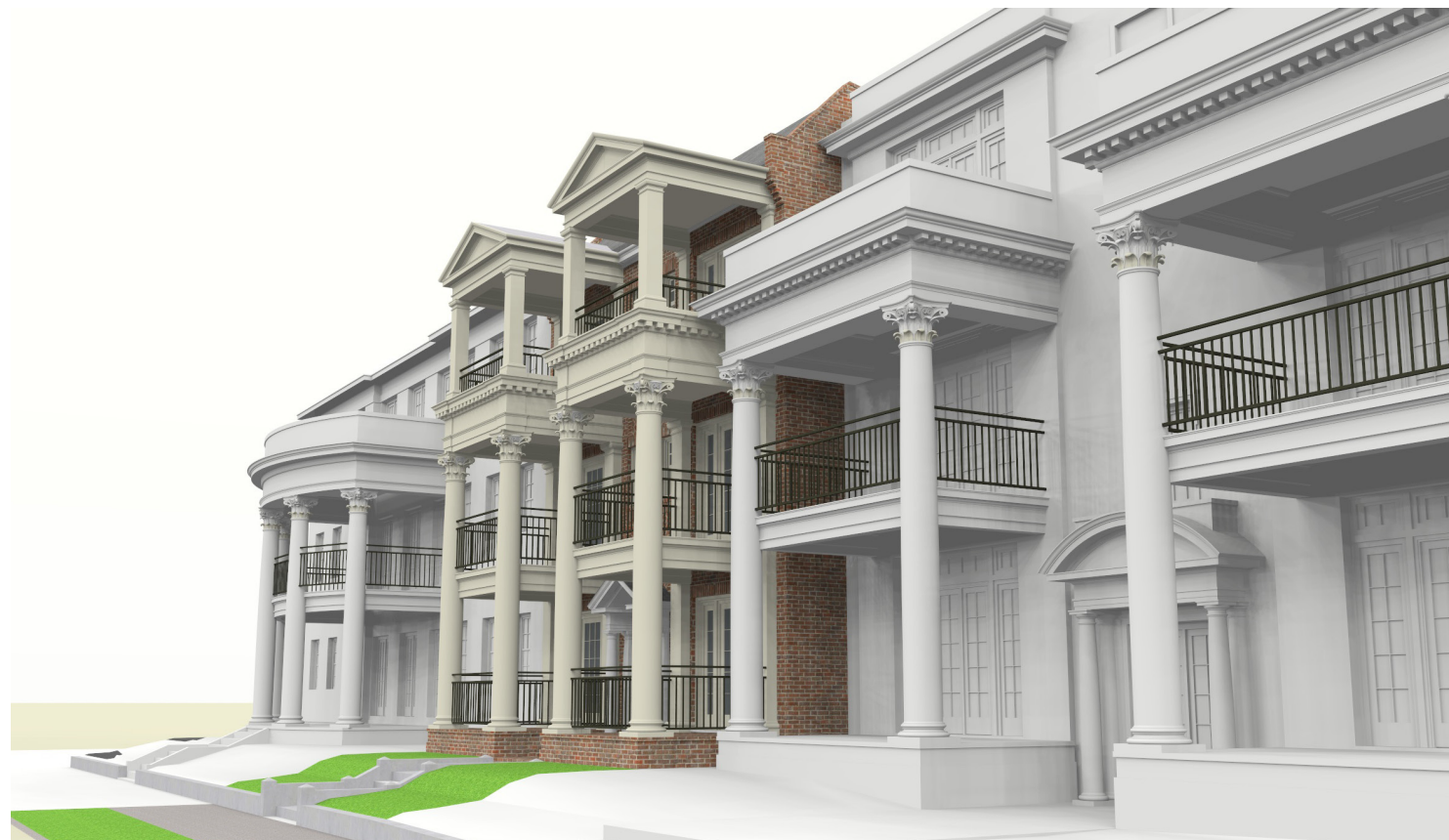
SOUTH ELEVATION

SCALE 1/8" = 1' FOOT

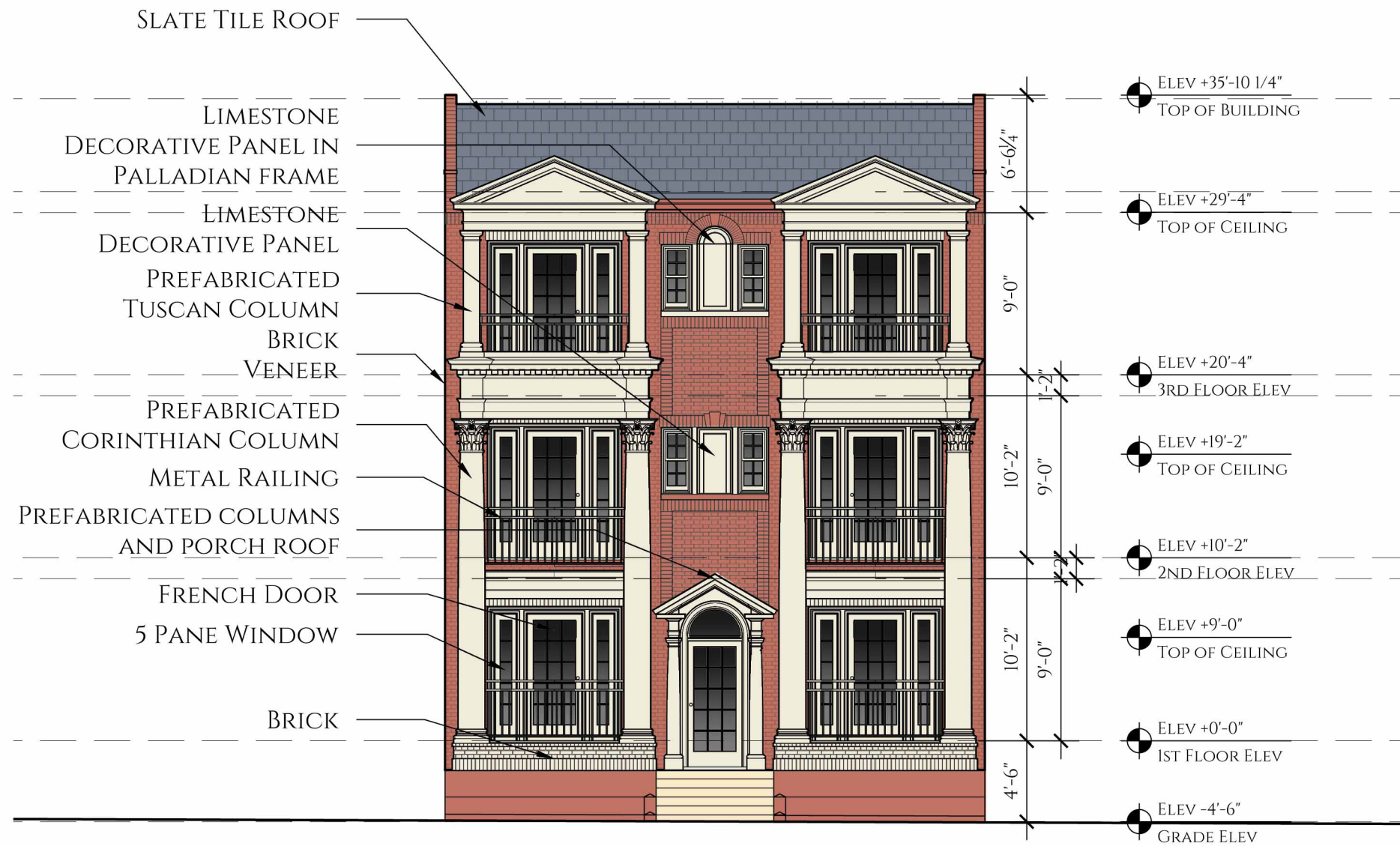
3/32" = 1'-0"



PERSPECTIVES



MONUMENT AVENUE - SOUTH ELEVATION

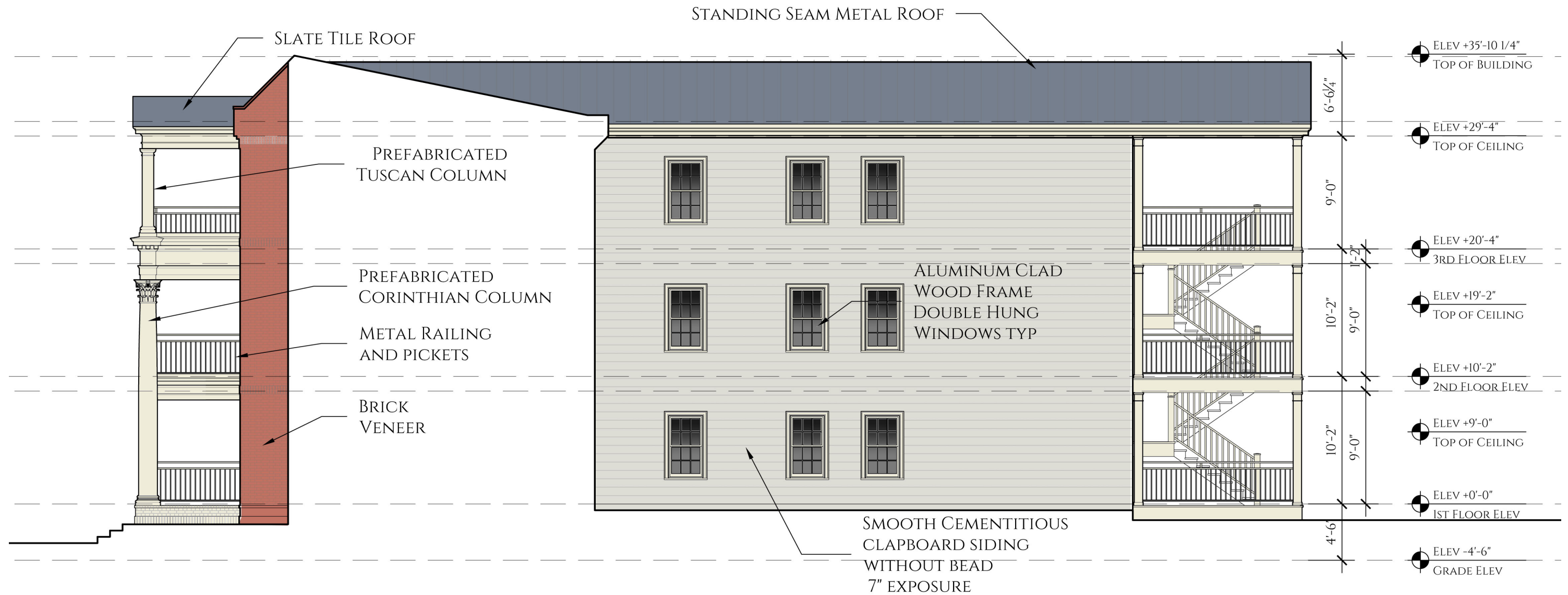


SOUTH ELEVATION

SCALE 1/8" = 1' FOOT



EAST SIDE ELEVATION



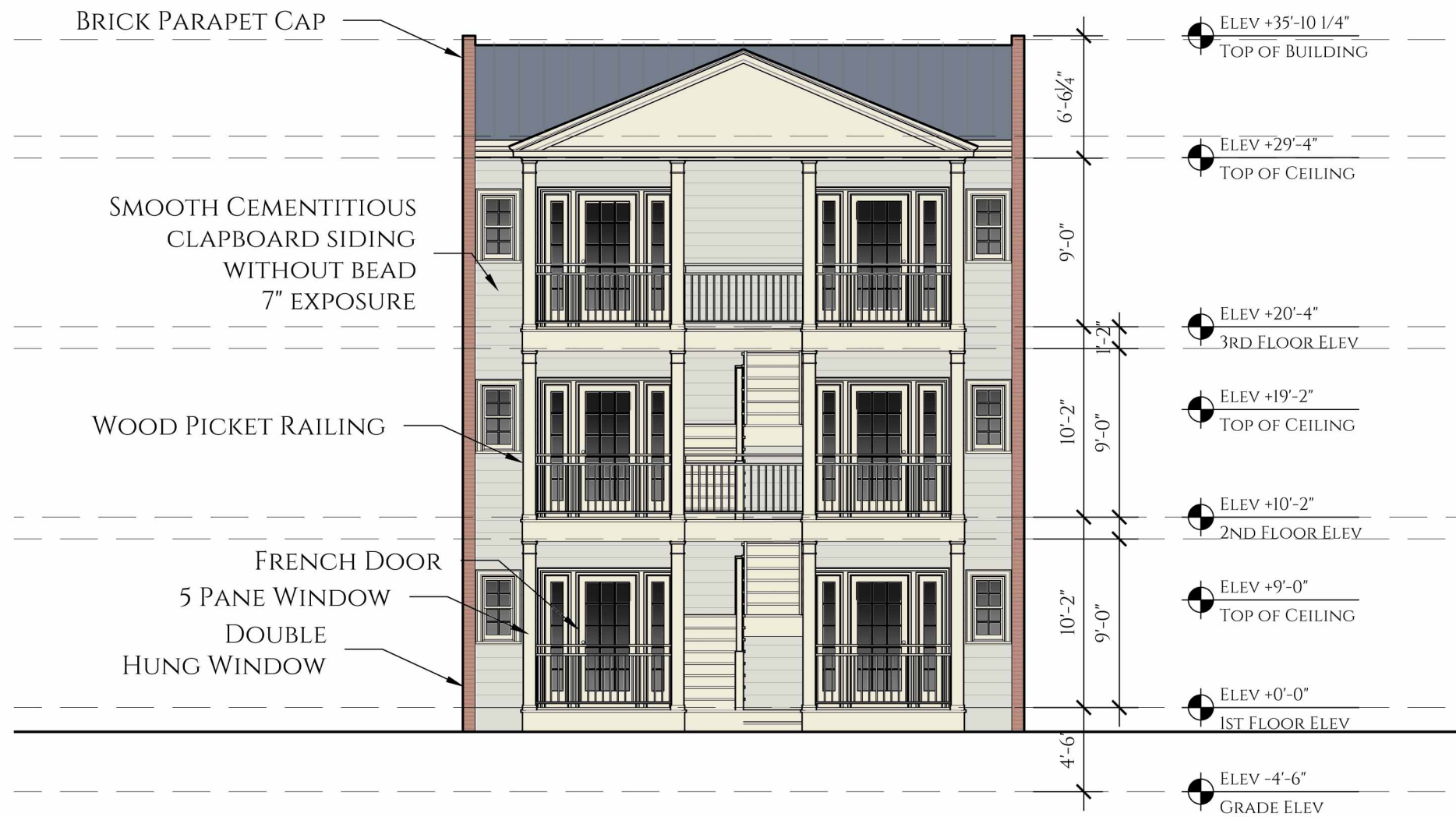
EAST ELEVATION

SCALE 1/8" = 1' FOOT

1/8" = 1'-0"



NORTH ALLEY ELEVATION

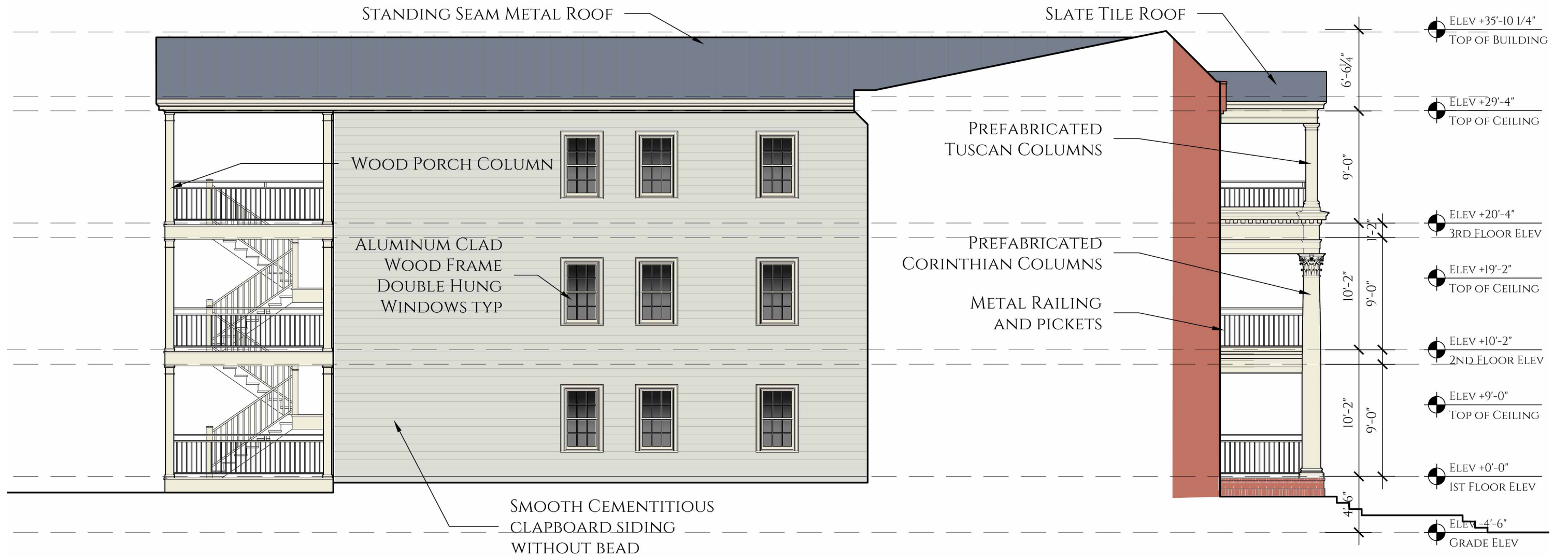


NORTH ELEVATION

SCALE 1/8" = 1' FOOT



WEST SIDE ELEVATION

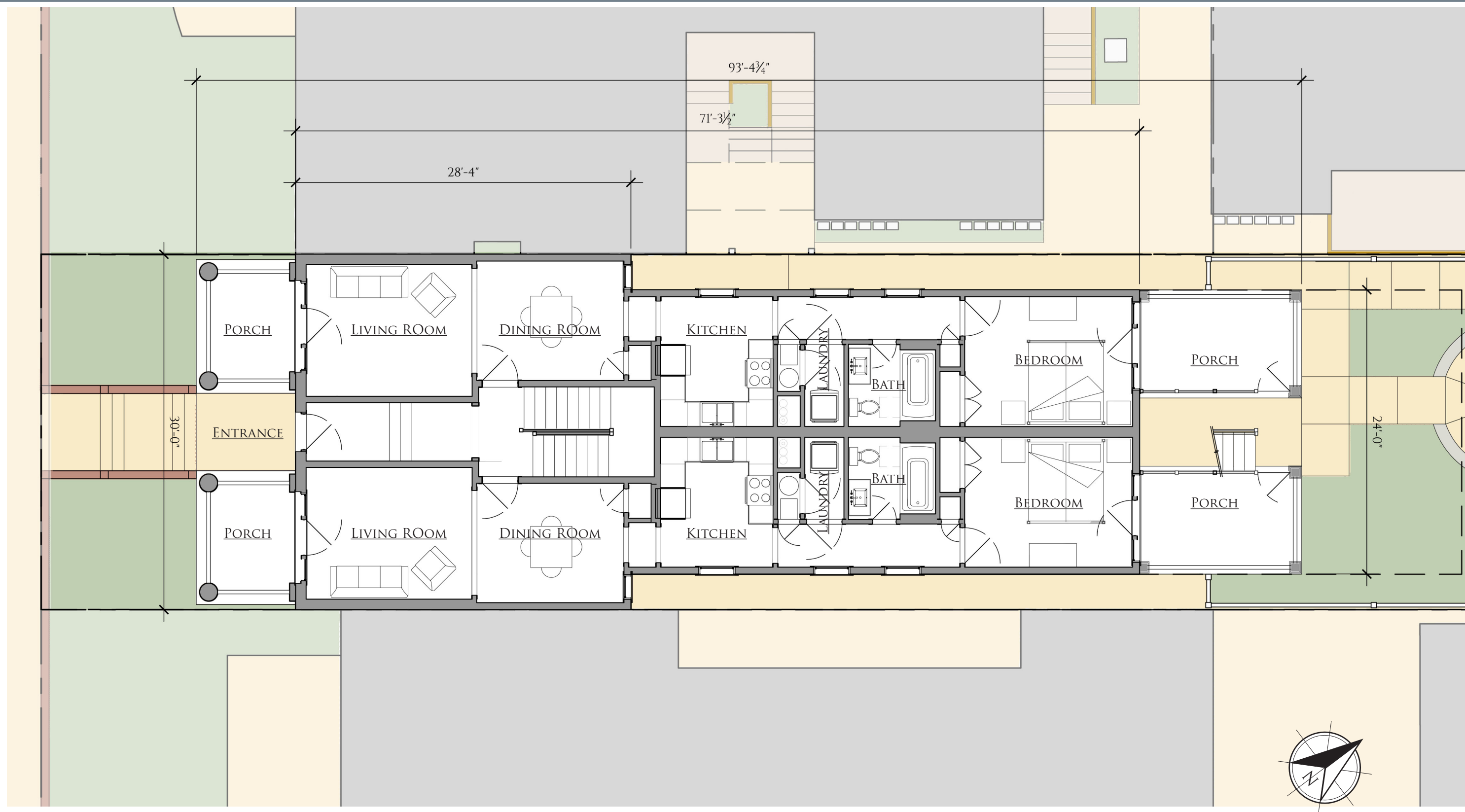


WEST ELEVATION

SCALE 1/8" = 1' FOOT



BUILDING PLANS - FIRST FLOOR PLAN



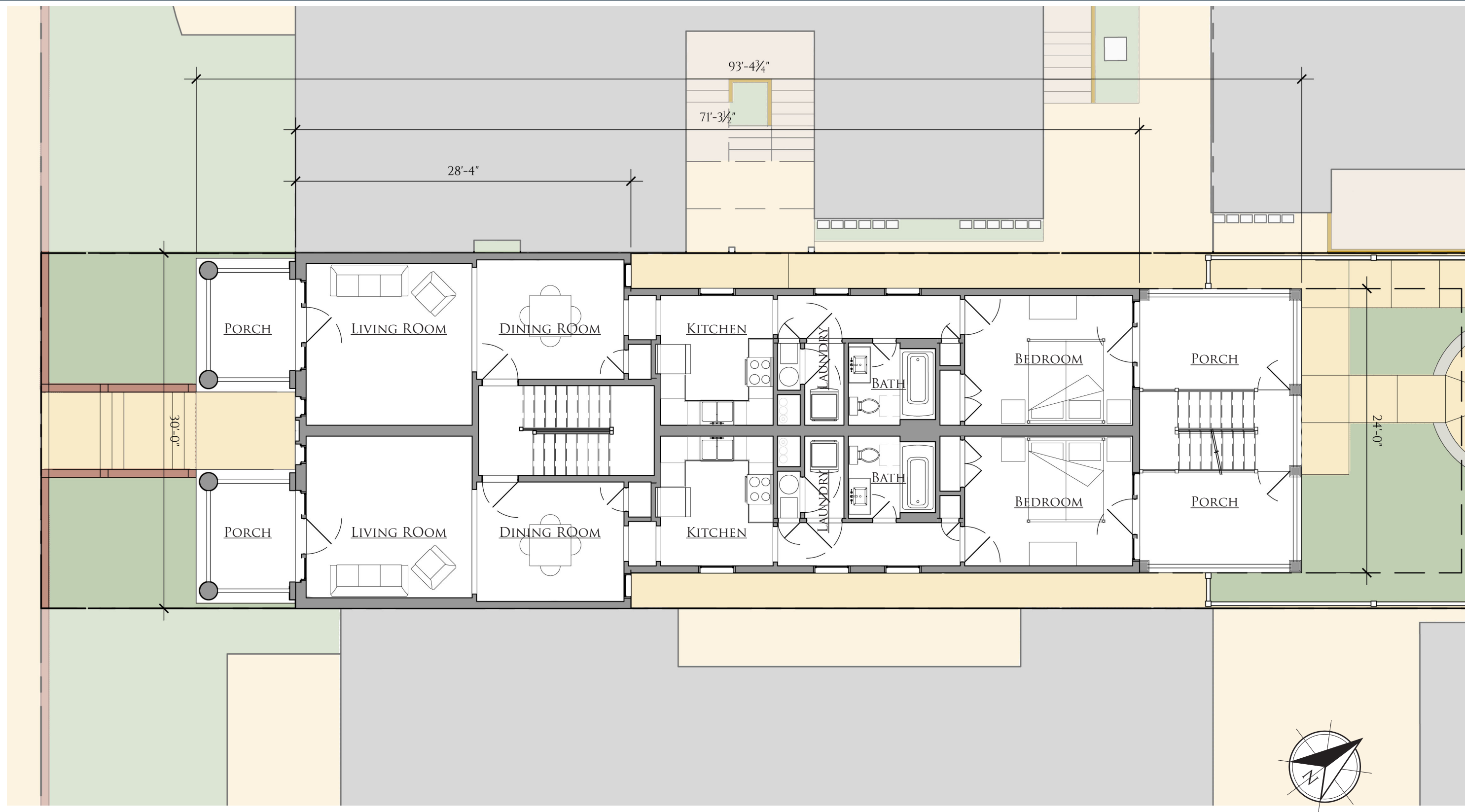
FIRST FLOOR PLAN

SCALE 1/8" = 1' FOOT

1/8" = 1'-0"



BUILDING PLANS - SECOND FLOOR PLAN



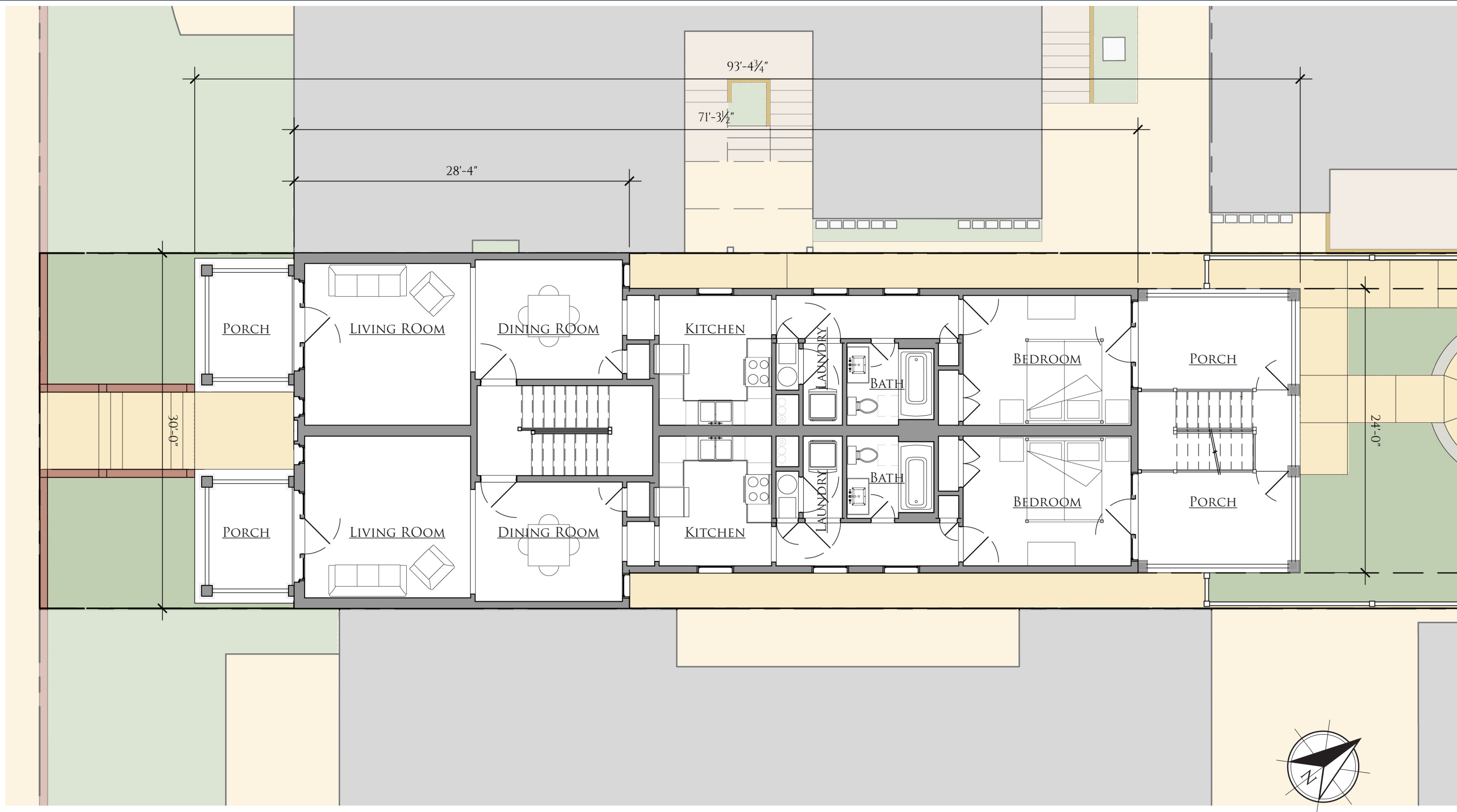
SECOND FLOOR PLAN

SCALE 1/8" = 1' FOOT

1/8" = 1'-0"



BUILDING PLANS - THIRD FLOOR PLAN



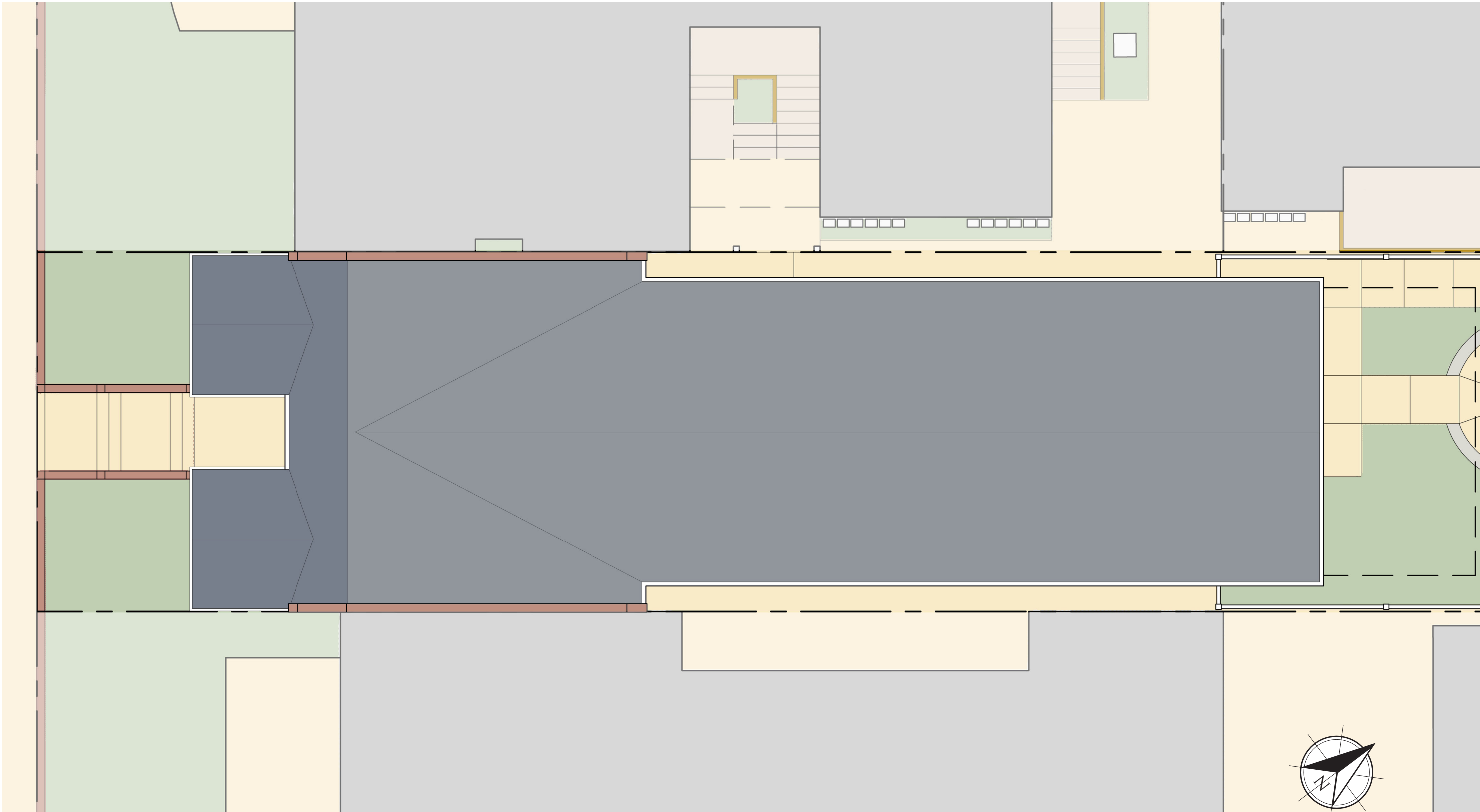
THIRD FLOOR PLAN

SCALE 1/8" = 1' FOOT

1/8" = 1'-0"



BUILDING PLANS - ROOF PLAN



ROOF PLAN

SCALE 1/8" = 1' FOOT



MATERIALS



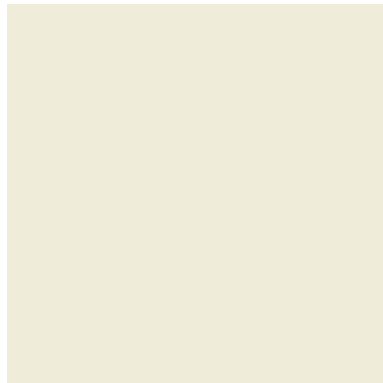
BRICK VENEER

Manufacturer: Belden
Model: Kingsport
Type: Face
Color: Red
Texture: Antique Colonial



COLUMNS

Manufacturer: HB&G
Model: Permacast
Type: Round Fiberglass Columns
Capitals: Roman Corinthian
Base: Attic Base
Size: 18"



TRIM

Manufacturer: Benjamin Moore
Model: Williamsburg Colection
Type: Paint
Color: Parish White
Number: CW-15



RAILINGS

Manufacturer: HB&G
Model: PermaRail Plus
Type: Metal Railing
Upper Rail: Newport Top Rail
Color: Charcoal



CEMENTITIOUS SIDING

Manufacturer: James Hardie
Model: Statement Collection
Type: Hardie Plank
Color: Cobble Stone
Texture: Smooth



SLATE ROOF

Manufacturer: Vermont Slate
Model: Vermont Grey Black Blend
Type: Natural Slate
Color: Grey / black blend



STONE DECORATIVE DETAILS

Manufacturer: Monumental Stone
Type:: Custom Carved
Material: Natural Limestone
Color:: Buff



METAL ROOF

Manufacturer: MBCI or similar
Model: Classic Series
Type: 16" flat panel standing seam roof
Color: Signature 200 Charcoal Gray