



Application for Urban Design Committee Review

Department of Planning and Development Review

900 E. Broad Street, Room 510

Richmond, Virginia 23219 | (804) 646-6335

<https://www.rva.gov/planning-development-review/urban-design-committee>



Application Type (select one)

- ☐ Location, Character, & Extent
☐ Section 17.05
☐ Other:

- ☒ Encroachment
☐ Design Overlay District

Review Type (select one)

- ☐ Conceptual
☒ Final

Project Information

Submission Date:

Project Name: THE SIDEWALK CAFE

Project Address: 2101 & 2103 W. MAIN ST.

Brief Project Description (this is not a replacement for the required detailed narrative):

OUTDOOR DINING

Applicant Information (a City representative must be the applicant, with an exception for encroachments)

Name: JOHN GIANOS

Email: FANRAT11@GMAIL.COM

City Agency:

Phone:

Main Contact (if different from Applicant): ANDY SCASDER

Company: JOHANNAS DESIGN GROUP

Phone: 804.358.4993

Email: ANDY@JOHANNASDESIGN.COM

Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

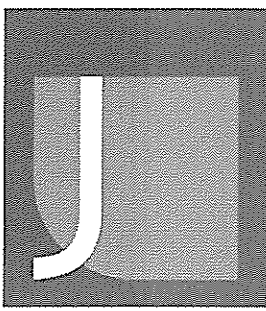
Application

It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC. Applications should be emailed to the Urban Design Committee Secretary, Ray Roakes, at Raymond.roakes@rva.gov.

Background

The UDC is an 11 member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission (CPC) on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06, and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.

last revised 01/04/2024



JOHANNAS design group
1901 West Cary Street
Richmond Virginia 23220

P. 804.358.4993
F. 804.358.8211
W. johannasdesign.com

March 21, 2024

Raymond Roakes - Secretary
Urban Design Committee
City of Richmond

Re: 2101 - 2103 W Main St. Project Narrative

The encroachment application for these two properties will legitimize outdoor dining rights that were granted during the COVID 19 pandemic. At that time, the Department of Public Works came to the site and physically indicated where they would allow outdoor dining that essentially conformed to the standards and requirements of their department as well as the Sidewalk Cafe Design Guidelines.

At this time, DPW has requested that an administrative encroachment application be submitted for both properties (having the same owner with two separate LLCs).

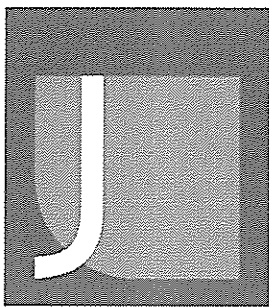
There are two areas of encroachment being proposed.

The first is on the side of the building along S Rowland St. A series of small two top tables with chairs will be placed against the building with a painted metal framework that will carry the required barricade separating the dining space from the remaining sidewalk as well as the overhead fabric awning that will attach to the building.

The second encroachment will be in front of the building on W Main St. This will consist of a continuous painted wooden bench, small tables and chairs all enclosed by a 36" high painted metal barricade similar to the ones along the side of the building. Small, free standing, market type umbrellas may be set between the tables for shading purposes.

The documents and materials submitted to the Department of Public Works for their Administrative Approval are also attached to this application.

The applicant will commence with this work upon receiving approval. The first step being the removal of the temporary installation granted during the Covid emergency.



JOHANNAS design group
1901 West Cary Street
Richmond Virginia 23220

P. 804.358.4993
F. 804.358.8211
w. johannasdesign.com

March 21, 2024

Raymond Roakes - Secretary
Urban Design Committee
City of Richmond

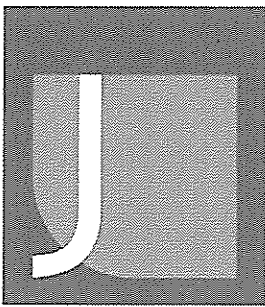
Re: 2101 W Main St.

Dear Ray,

I am writing to you today to confirm that I, John Giavos, am the owner of 2101 W. Main St. Richmond, Virginia 23220, that I am aware of the Sidewalk Dining Encroachment Application and that I approve of it.

Respectfully,

John Giavos



JOHANNAS design group
1901 West Cary Street
Richmond Virginia 23220

P. 804.358.4993

F. 804.358.8211

W. johannasdesign.com

March 21, 2024

Raymond Roakes - Secretary
Urban Design Committee
City of Richmond

Re: 2103 W Main St.

Dear Ray,

I am writing to you today to confirm that I, John Giavos, am the owner of 2103 W. Main St. Richmond, Virginia 23220, that I am aware of the Sidewalk Dining Encroachment Application and that I approve of it.

Respectfully,

John Giavos