

2. COA-042451-2018

PUBLIC HEARING DATE

October 23, 2018

PROPERTY ADDRESS

2113 Cedar Street

DISTRICT

Union Hill

Commission of Architectural Review

STAFF REPORT



APPLICANT

Jerry Heeralall

STAFF CONTACT

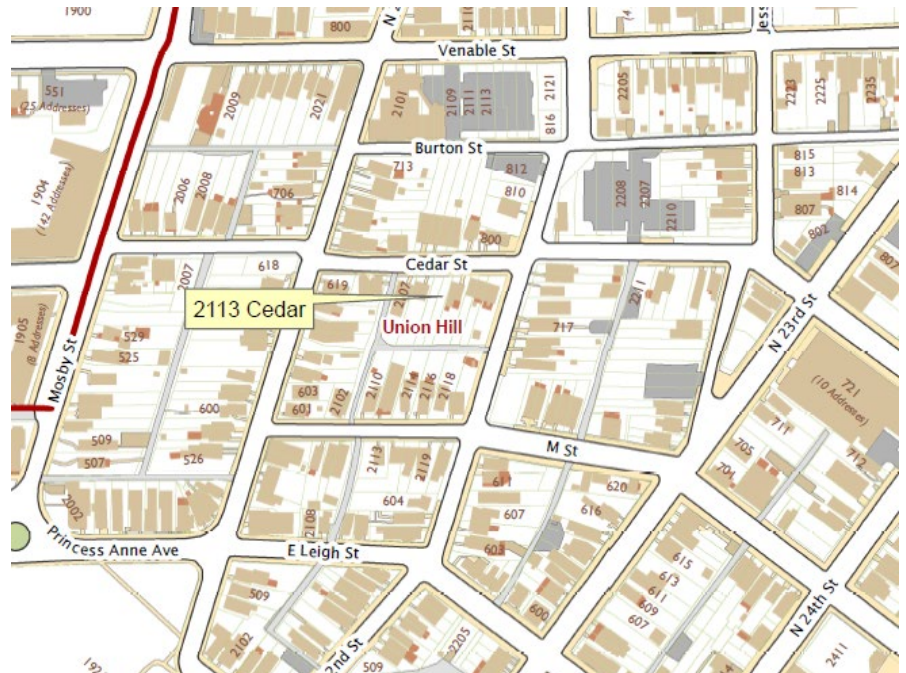
Chelsea Jeffries

PROJECT DESCRIPTION

Construct a new two-car garage in the rear.

PROJECT DETAILS

- Construct a 20 foot by 20 foot, 10.5 foot high two-car garage at the rear of a new house currently under construction.
- The garage will be frame, clad in smooth, unbeaded fiber cement siding.
- The garage will have a shed roof covered with black EPDM.
- The garage will be 11 to 18 feet from the rear property line with 5 foot side yard setbacks.



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

N/A

STAFF RECOMMENDED CONDITIONS

- The proposed colors for the structure and garage door details be submitted to staff for administrative review and approval.
- The rear setback measured from the south east corner of the garage be reduced to 5 feet.

STAFF ANALYSIS

Pg. 51,
Residential
Outbuildings
#1

Outbuildings should be compatible with the design of the primary building on the site, including roof slope and materials selection.

The proposed garage matches the new home in materials and roof slope. Staff notes that information regarding the proposed garage doors was not provided and recommends the proposed colors for the structure and garage door details be submitted to staff for administrative review and approval.

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Residential
Outbuildings
#2

Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings.

There are few outbuildings on the subject block, however Sanborn maps indicate that one- and two-story outbuildings were historically located on the block, including on the subject property.

Staff finds that the proposed setback which varies between 11 and 18 feet, is not consistent with historic patterns as outbuildings are typically constructed close to the alley. Staff recommends the setback measured from the south east corner of the garage be reduced to 5 feet, as required by zoning.

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Residential
Outbuildings
#3

New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize they are secondary structures.

The proposed garage is located at the rear of the property and is smaller than the primary structure.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for New Construction outlined in Section 30-930.7 (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

PHOTOGRAPHS



Figure 1. 2113 Cedar Street, rear.



Figure 2. New garage at 2107 Cedar Street.
