



**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

3. COA-121953-2022	<b>Final Review</b>	<b>Meeting Date: 12/20/2022</b>
<b>Applicant/Petitioner</b>	Angela Ciccolo	
<b>Project Description</b>	Construct a new rear accessory building.	
<b>Project Location</b>		
<b>Address: 2912 Libby Terrace</b>		
<b>Historic District: St Johns Church</b>		
<b>High-Level Details:</b> <ul style="list-style-type: none"> <li>The applicant proposes to construct a 12x16 shed in the back yard to be used as a home office.</li> <li>The shed will not be visible from the main roads, and only partially visible from an alley.</li> </ul>		
<b>Staff Recommendation</b>	<b>Approval</b>	
<b>Staff Contact</b>	Samantha Lewis, Samantha.lewis@rva.gov, 804-646-5207	
<b>Previous Reviews</b>	none	
<b>Conditions for Approval</b>	<ul style="list-style-type: none"> <li>None.</li> </ul>	

**Staff Analysis**

Guideline Reference	Reference Text	Analysis
New Construction, Residential Outbuildings, pg. 55	<p>1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</p> <p>2. Newly constructed outbuildings such as detached garages or tool sheds should</p>	The proposed shed is 12x16 which is smaller than the main dwelling. It features a metal, copper shed roof, horizontal smooth hardiplank siding in Charcoal Gray color, and black trim for the windows, fascia, and door.

	<p><i>respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.</i></p> <p><i>3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.</i></p> <p><i>4. Prefabricated yard structures are discouraged. Screening will be considered as a mitigating factor for the installation of these structures. However, prefabricated structures will still be reviewed for compatibility using the criteria developed in this section.</i></p>	<p>The structure will be sited inside the applicant's fenced yard shown in figures 2 and 4 below.</p> <p><b><u>Staff recommends approval of the rear accessory building.</u></b></p>
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## Figures

Figure 1. Façade photo



Figure 2. View from alley



Figure 3. 1924-1925 Sanborn map

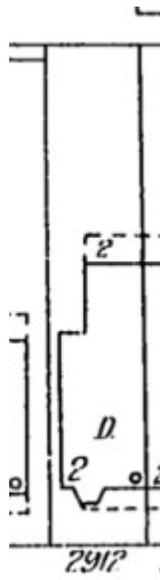


Figure 4. From neighbor's garden looking at backyard



Figure 5. shed nearby



Figure 6. additional shed nearby



