



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2113 CEDAR STREET, RICHMOND
Historic district UNION HILL

Date/time rec'd: 9/27/18 1:55
Rec'd by: CJ
Application #: COA-042451-2018
Hearing date: 10-23-18

APPLICANT INFORMATION

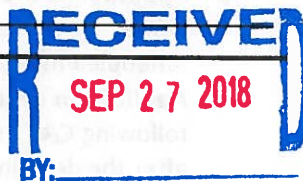
Name JERRY HEERALALL
Company -
Mailing Address 2113 CEDAR STREET
RICHMOND, VA 23223

Phone (804) 245-2263
Email Jheeral@aol.com
Applicant Type (circle one): Owner
Agent, Lessee, Architect, Contractor,
Other (please specify):

OWNER INFORMATION (if different from above)

Name Same as above
Mailing Address /

Company Same as above
Phone /
Email /



PROJECT INFORMATION

Review Type: Conceptual Review Final Review
Project Type: Alteration Demolition

New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

CONSTRUCT A NEW 2 CAR GARAGE AT REAR OF PROPERTY -
2113 CEDAR ST. MAIN HOME IS NEW / CAR APPROVED AND UNDER
CONSTRUCTION.

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner Jerry Heeralall

Date 09/27/18.

CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS

Well in advance of the COA application deadline contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on-site. Visit the Commission of Architectural Review website for project guidance and forms:

<http://www.richmondgov.com/CommissionArchitecturalReview/index.aspx>

Division of Planning and Preservation 804.646.3709 Chelsea.Jeffries@Richmondgov.com

SUBMISSION INSTRUCTIONS

Submit applications to the Division of Planning and Preservation, Rm. 510, 900 E. Broad Street

- One (1) signed and completed application – property owners signature required
- Twelve (12) copies of supporting documentation, as indicated on appropriate check-list, collated and stapled

MEETING SCHEDULE

- Applications are due by 12 PM (noon) on the deadline date. Exception: revisions to items deferred, denied or presented conceptually at the previous CAR meeting are due 15 days in advance of the scheduled meeting.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following CAR meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on the agenda.
- CAR will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, commissioners, and public notice if required.
- CAR monthly meetings are held at 3:30 PM in the 5th floor conference room of City Hall, 900 E. Broad Street. The owner and/or applicant is *encouraged to attend* the meeting.

2017 Meeting Dates (Tuesdays unless noted otherwise)	Application Deadlines (Fridays unless noted otherwise)
January 23	December 22, 2017
February 27	January 26
March 27	March 2
April 24	March 30
May 22	April 27
June 26	May 25
July 24	June 29
August 28	July 27
September 25	August 24
October 23	September 28
November 27	October 26
December 18	November 26 (Monday)

Jerry Heeralall
2113 Cedar Street
Richmond VA, 23223
(804) 245 – 2263

September 27th, 2018

Commission of Architectural Review

Attached please find plans for a proposed garage at the rear of the property located at 2113 Cedar Street, Richmond. This outbuilding two car garage will be similar to the two car garage built at the rear of 2107 Cedar Street, in height width and depth. I have attached pictures of that structure to give an understanding of my proposal.

Please note that the approved CAR home on 2113 Cedar Street is under construction. Richmond City requires an off street parking at the rear of the property per R63 zoning. The home at 2109 Cedar Street is under rehabilitation and I have discussed with the owner Farrar Construction and it's my understanding he intends to build a two car garage at the rear of 2109 Cedar Street also, as he did on 2107 Cedar Street.

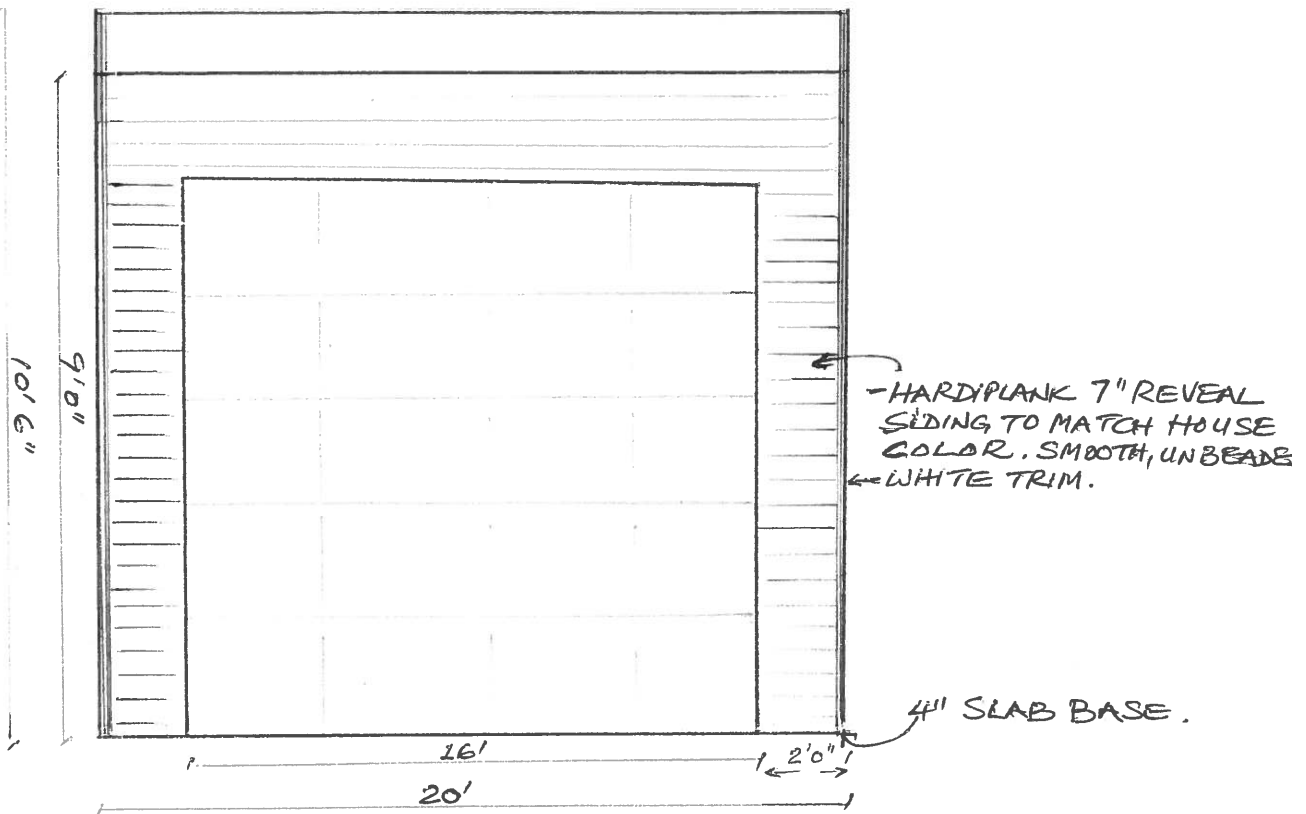
The proposed garage will be approx 20 x 20 feet, 9 ft high, with a low slope flat roof similar to the main home. Roof cover will also be black EPDM. Siding will be of fiber cement, smooth, unbeaded, 7" reveal and the same color of the main home. (Yet to be determined and approved by CAR).

Secure vehicle parking is a popular accessory that most home owners welcome, and its my hope that the Commission look positively on my proposal. If there's any questions, comments or concern, I will be happy to answer prior to the CAR meeting in October.

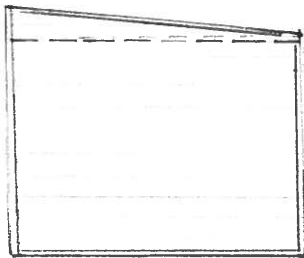
I thank you for reviewing my proposal.

Respectfully,

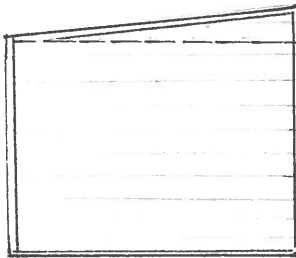

Jerry Heeralall
(Owner)



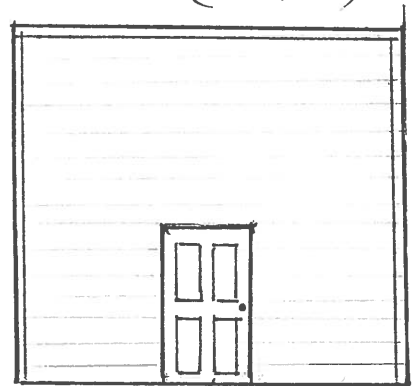
FRONT VIEW OF PROPOSED 20' X 20' GARAGE
 - WITH 16' WIDE X 8' HIGH GARAGE DOOR (WHITE)
 - BLACK EPDM MEMBRANE ROOF - TO MATCH HOUSE ROOF (FLAT ROOF)



LEFT ELEVATION



RIGHT ELEVATION



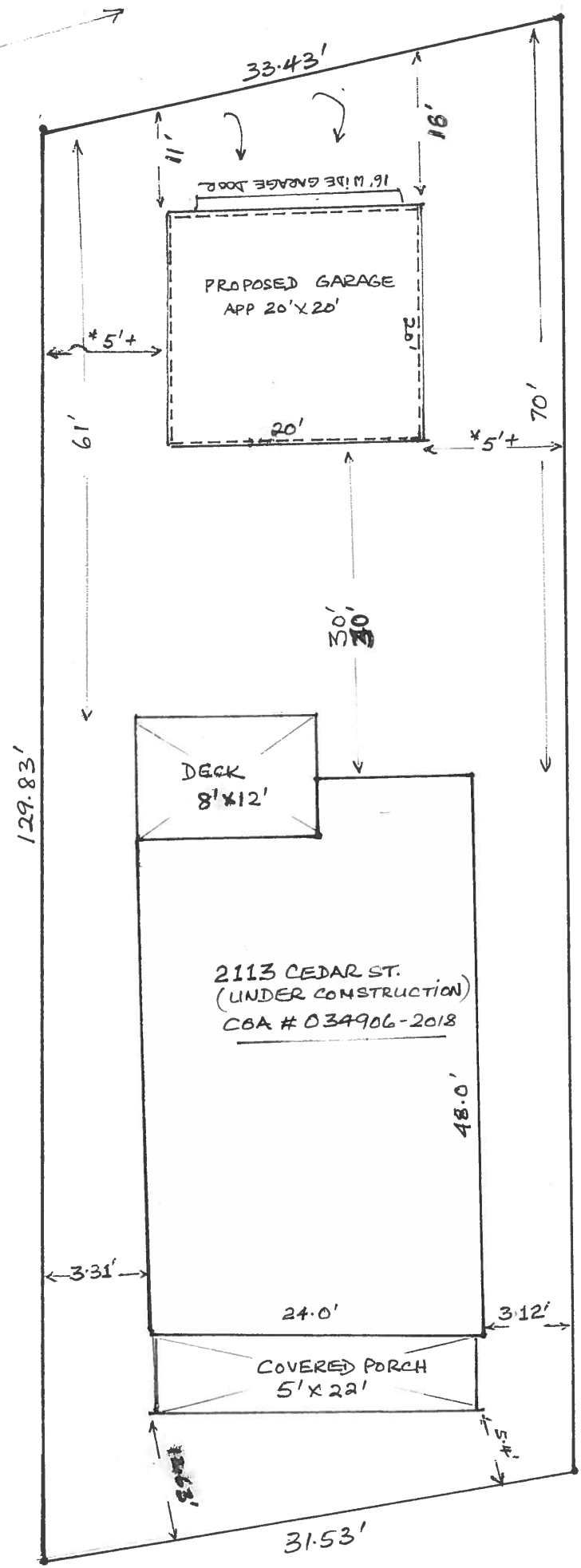
36" REAR EXIT/ENTRY DOOR
 REAR ELEVATION

2113 CEDAR STREET
 PROPOSED GARAGE (20' X 20')

NOT TO SCALE

JERRY HEERALALL (OWNER)
 2113 CEDAR STREET
 RICHMOND VA 23223.
 (804) 245 2263
 JHEERAL@AOL.COM.

14' ALLEY



2113 CEDAR STREET
 ENLARGED SURVEY
 TAKEN FROM LEGAL PLAT
 SURVEY OF 3/27/18
 BY CARL DUNCAN.
NOT TO SCALE.

R63 ZONING
 -OUTBUILDING (GARAGE)
 TO MEET 5' MIN. SIDE SETBACK
 AND 5' MIN REAR YARD SETBACK

2113 CEDAR ST.
 (UNDER CONSTRUCTION)
 CBA # 034906-2018

PROPOSED GARAGE
 APP 20' X 20'

DECK
 8' X 12'

COVERED PORCH
 5' X 22'

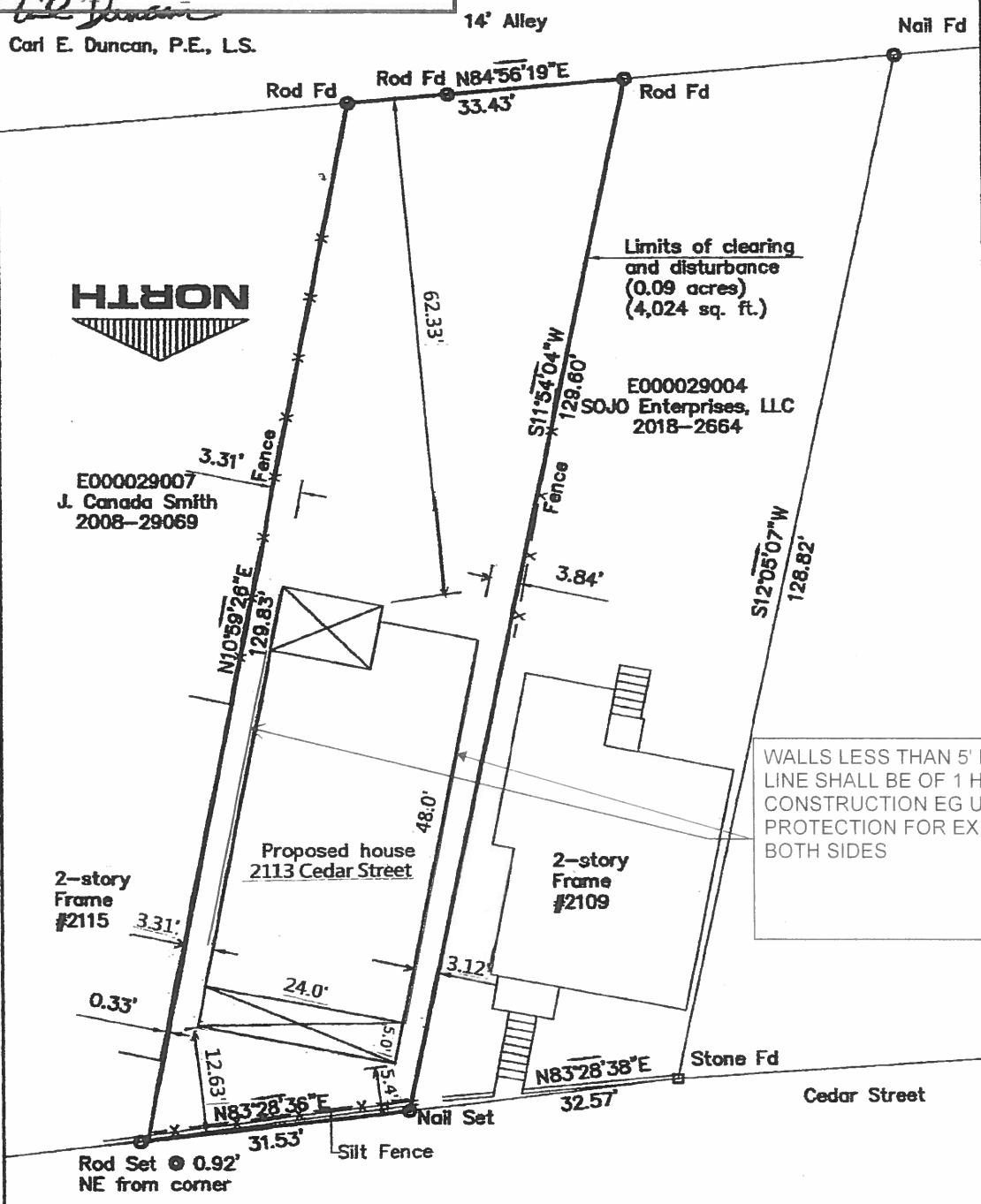
Building Permit - Approved Construction Documents

Under general authority of the Building Code, this approved set of construction documents shall be kept on the job site at all times and shall not be altered without approval from the Building Official. This permit does not approve any Electrical, Mechanical or Plumbing work. This approval does not relieve the builder from complying with manufacturer's instructions, Virginia Uniform Statewide Building Code and any other applicable codes and regulations.

08/10/2018 2:07:00 PM

Approved_CAR Approval & Survey 20180725_2113 Cedar

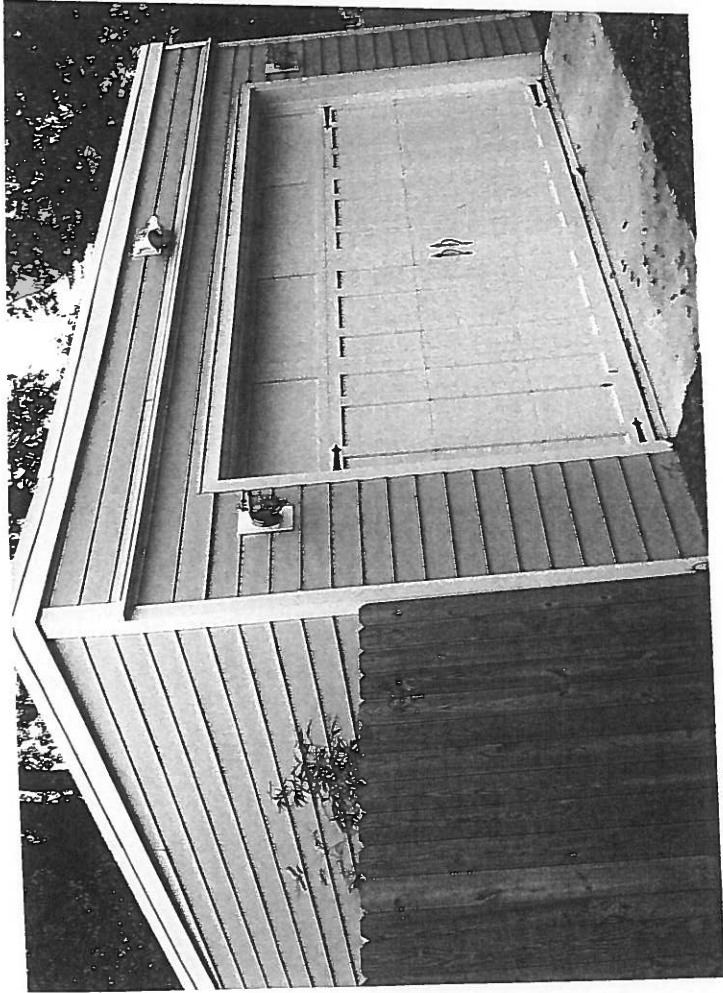
It is hereby certified that on or about the date of the property was made on March 19, 2018 and that any encroachments are noted hereon. This survey was made without benefit of a title report and there may be encumbrances present that are not shown.



Plat showing the proposed improvements to
E000029006
2113 Cedar Street
Jerry Heeralal
7th District
City of Richmond



C. E. Duncan & Associates, Inc.
 2609 Rocky Oak Road
 POWHATAN, VIRGINIA 23139
 (804) 598-8240 Fax (804) 598-9240
 DATE: 3/27/18 SCALE: 1"=15'
 DRAWN BY: CED JOB NO.: 18-0445

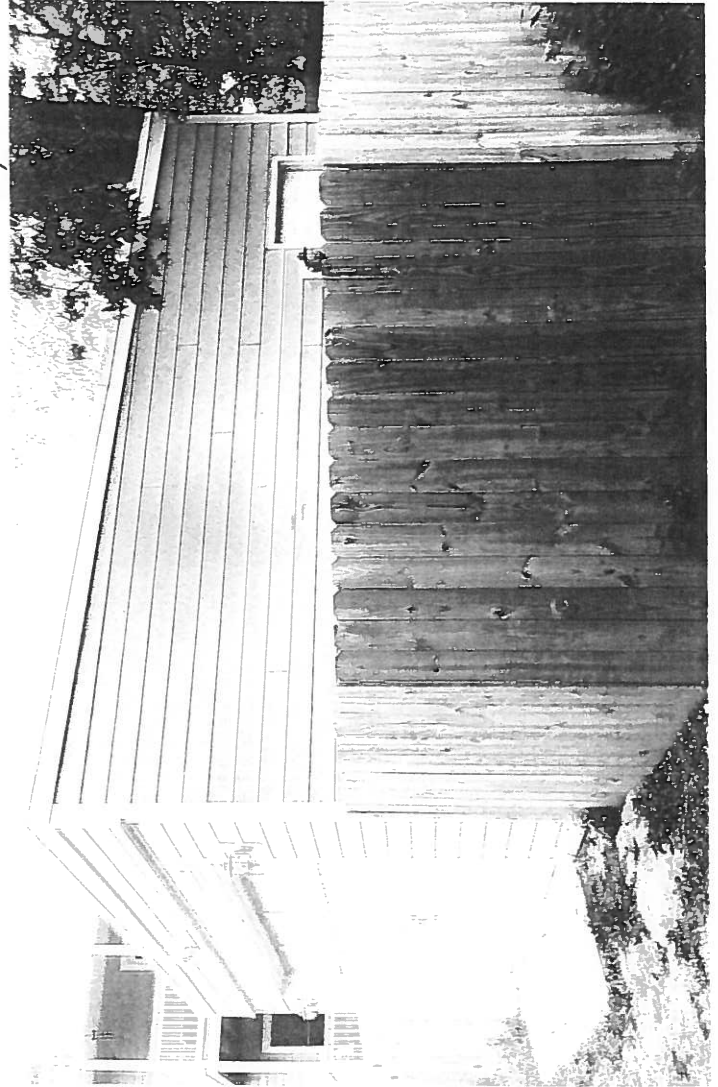


FRONT / LEFT

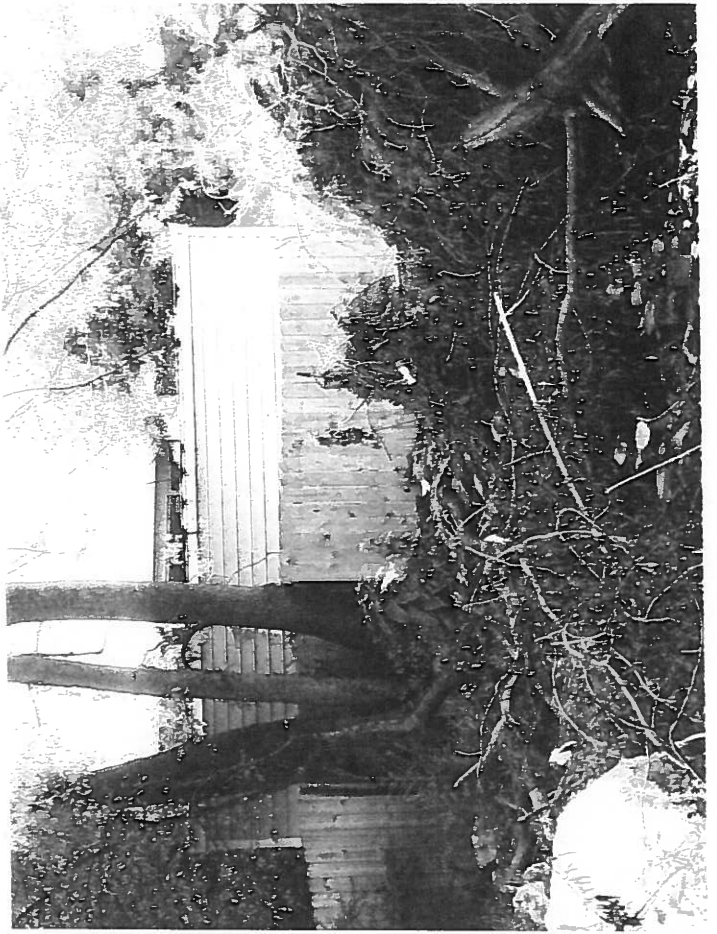


FRONT R

2107 CEDAR AVE
GARAGE



RIGHT



REAR

Building Permit - Approved Construction Documents
Under the general authority of the Building Code, this approved set of construction documents shall be kept on the job site at all times and shall not be altered without approval from the Building Official. This permit does not approve any Electrical, Mechanical or Plumbing work. This approval does not relieve the builder from complying with manufacturer instructions, Virginia Uniform Statewide Building Code and City of Richmond regulations whether noted, implied or omitted.
08/10/2018 2:07:33 PM
Approved_CAR Approval & Survey_20180725_2113 Cedar
AAA

May 23, 2018

Jerry Heeralall
3343 191st Street W
Farmington, MN 55024

RE: 2113 CEDAR ST
Application No. COA-034906-2018

Dear Applicant:

At the May 22, 2018, 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 the application as submitted for the reasons cited in the staff report provided the following conditions are met: the siding be smooth and unbeaded; paint colors be submitted to staff for administrative approval; windows be wood one-over-one sash; all exposed treated wood material should be painted or opaquely stained; and the height of the retaining wall should not be increased and there should not be a brick row lock cap.

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 me at (804) 646-3709 or by e-mail at Chelsea.Jeffries@richmondgov.com.

Sincerely,



Chelsea Jeffries, Secretary
Commission of Architectural Review