



Commission for Architectural Review

Application for Certificate of Appropriateness

900 E. Broad Street, Room 510
Richmond, VA 23219 | (804)-646-6569
www.rva.gov/planning-development-review/commission-architectural-review



Property (location of work)

Address: _____

Historic District: _____

Applicant Information

Billing Contact

Owner Information

Billing Contact

Name: _____

Same as Applicant

Email: _____

Name: _____

Phone: _____

Email: _____

Company: _____

Phone: _____

Mailing Address: _____

Company: _____

Mailing Address: _____

Applicant Type: Owner Agent Lessee

Architect Contractor

Other (specify): _____

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

Project Information

Project Type: Alteration Demolition New Construction (Conceptual Review Required)

Project Description (attach additional sheets if needed):

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 an application. 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 an application materials should be prepared in compliance with zoning.

Signature of Owner _____ *222h* _____ Date _____

Certificate of Appropriateness

Application Instructions

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: www.rva.gov/planning-development-review/commission-architectural-review

Staff Contact: (804)-646-6569 | alex.dandrige@rva.gov | alyson.oliver@rva.gov

Submission Instructions

Certain exterior work can be administratively approved by Staff. Please contact staff via email with the project address in the subject line. Submit the following items via email to staff:

- One (1) signed and completed application (PDF) – property owner's signature required
- One (1) copy of supporting documentation, as indicated on appropriate checklist (PDF)
- Application fee, if required, will be invoiced via the City's Online Permit Portal. Payment of the fee must be received before the application will be scheduled. Please see fee schedule brochure available on the CAR website for additional information.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following Commission 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 that month's agenda.
- A complete application includes a signed application form, related checklist, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in Sec. 30-930.6(b).
- The Commission 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.

Meeting Schedule and Application Due Dates

- The CAR meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- The hearing of applications starts at 4:00pm via Microsoft Teams. The owner and/or applicant is encouraged to attend the meeting.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit www.rva.gov/planning-development-review/commission-architectural-review or contact staff.
- Exception: Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.

Fees

- **Full Demolition:** \$1,500
- **New construction/addition to a building other than for a single- or two-family dwelling or accessory building, including multi-family or mixed-use developments:** \$500
- **New construction/addition to a single- or two-family dwelling, or accessory building:** \$250
- **Amendments to previous certificates of appropriateness (COAs) concerning non-structural alterations, changes to signage, and changes to plans:** \$150
- **Extension of a certificate of appropriateness (COA):** \$25

August 26, 2022

Special Use Report:

2818 Monument Avenue

2818 Monument Avenue ("The property") is located on the north side of Monument Avenue between Arthur Ashe Boulevard and Sheppard Street in the Museum District. It is bounded by an alley to the north 2816 Monument Ave (a 12 unit apartment building) to the east, by 2820 Monument Avenue (a 3 unit apartment building) to the west and by Monument Avenue to the south. The property consists of 3900 square feet and is zoned R-48. The current use for the property is a vacant lot.

The proposed plan would construct an approximately 11,344 sf building with 8 apartments. The building would have a half basement with three floors above it. The total height of the building will be in line with the building to the east and west of the subject property. The apartments would be a mix of one bedroom and two bedroom units with two units per floor, one facing the street and one facing the alley. Each apartment will have access from the front of the building and the rear apartments will have a second access from the rear. All apartments will have balconies and approximately 1,418 square feet of heated space. The basement and first floor will consist of one bedroom one bathroom units and the second and third floor will consist of 2 bedroom 2 bath units. There will be a total of 6 onsite parking spaces provided at the property, accessed from the alley.

The project will not be detrimental to the safety, health, morals and general welfare of the community.

Parking is being provided in accordance with the zoning ordinance. The level of density is commensurate with the current and historic patterns of this district. The project will not tend to create congestion in streets, roads, alleys, and other public ways and places in the area involved.

All work will be done in accordance with local building codes and will not create hazards from fire, panic, or other dangers.

There is no concentration of population which could cause overcrowding of land and undue concentration of population.

The proposed project will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposals, transportation or other public requirements, conveniences and improvements.

The project will not interfere with adequate light and air.

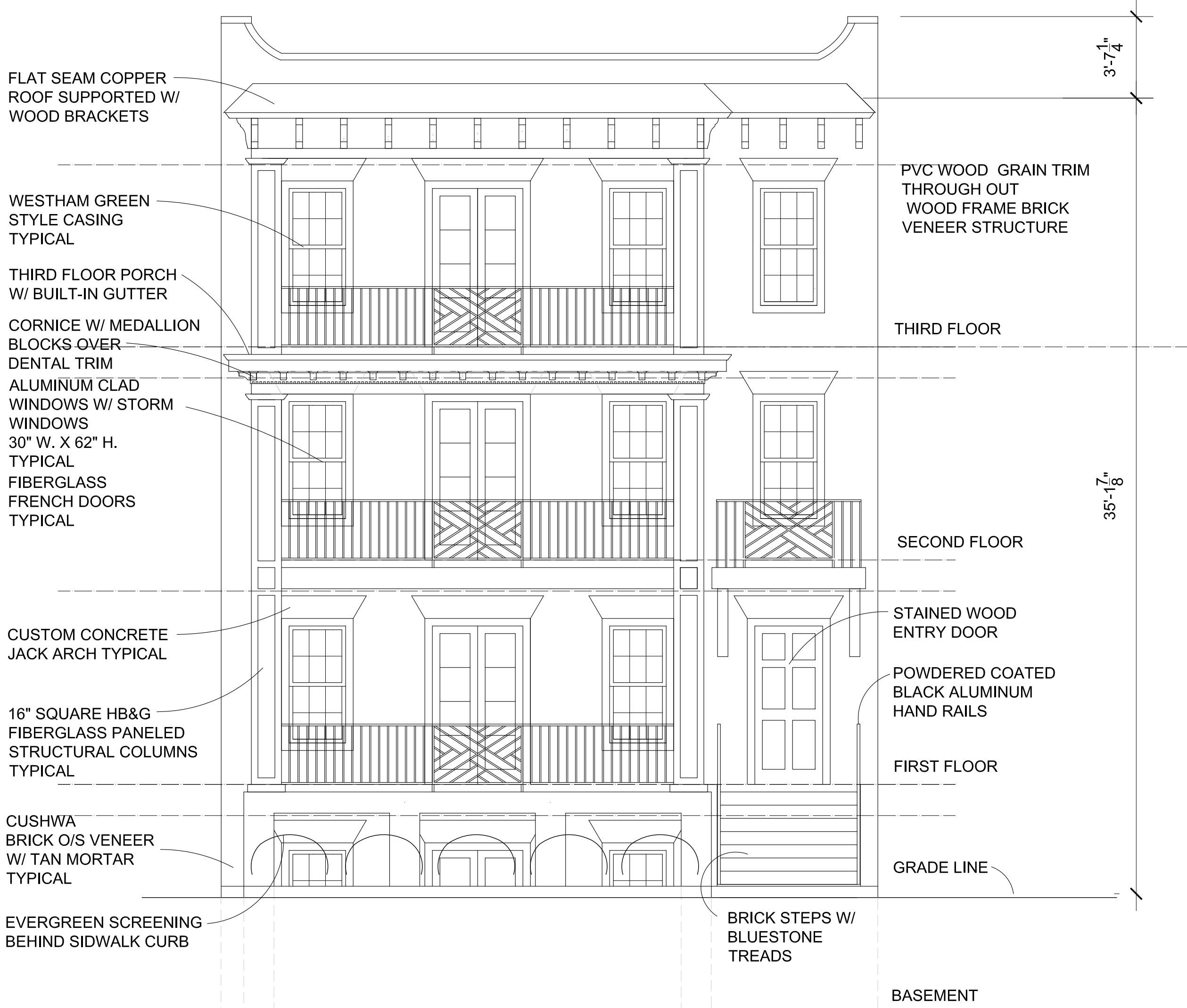
APARTMENT PROJECT
2818 MONUMENT AVENUE
RICHMOND, VIRGINIA

CODE NOTES

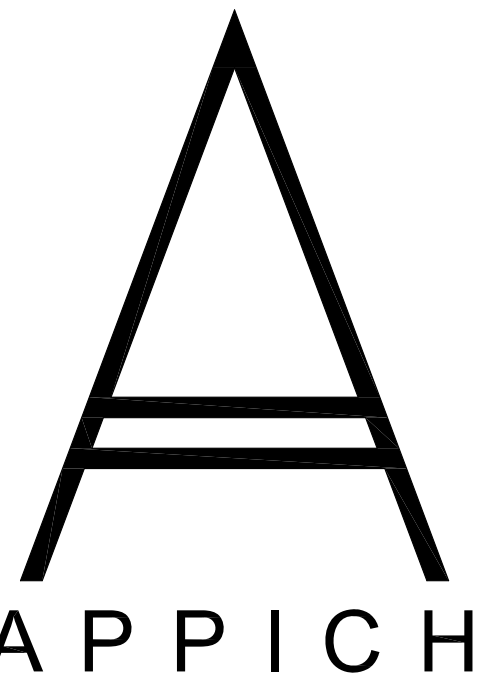
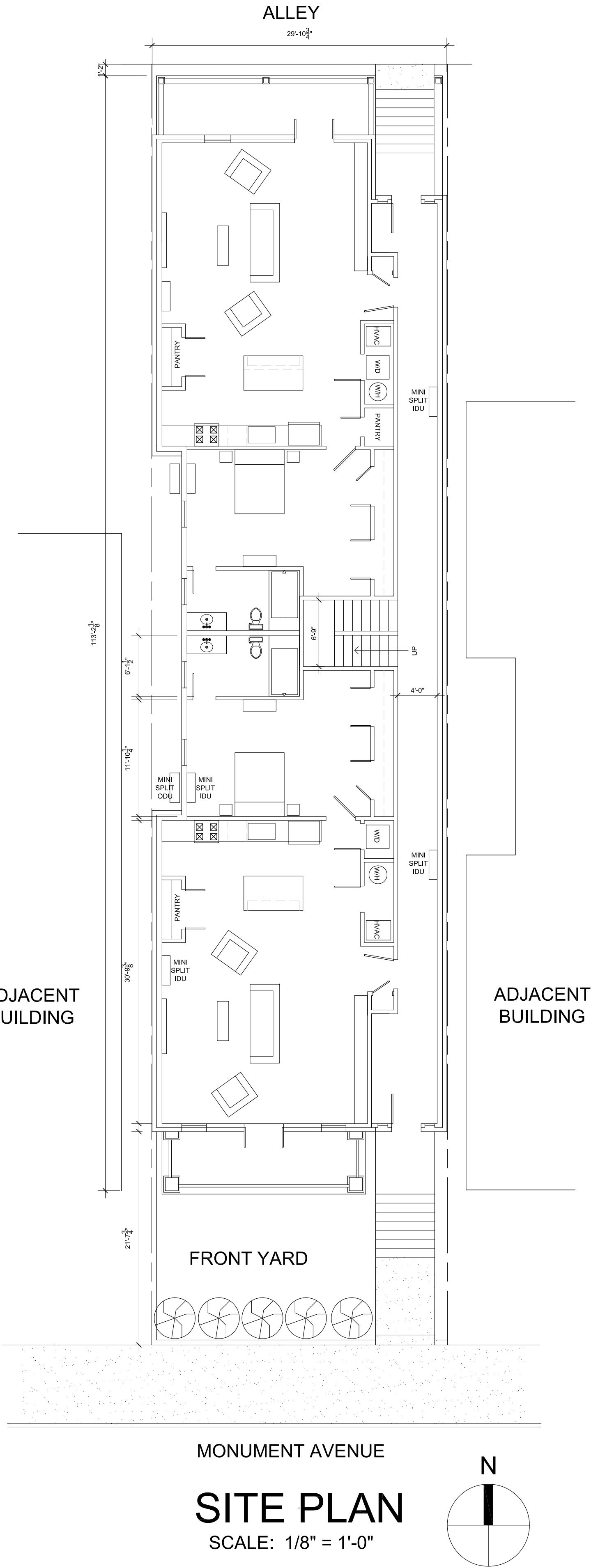
- 1. VCC 2018
- 2. USE GROUP R-2
- 3. USE NO. 2 GRADE FRAMING MATERIAL
- 4. HEADER'S (2) 2X8'S UNLESS NOTED OTHERWISE
- 5. SHEATHING 5/8" DENSGLASS RATED EXTERIOR WITH BRICK VENEER
- 6. BRACED WALL CONTINUOUS SHEATHING
- 7. INSULATE WALLS WITH R-20, ATTIC/ROOF AREAS R38 BATT SLAB R-10 PERIMETER
- 8. FINISH WITH 5/8" GYPSUM BOARD AND PAINT.
- 10. ASSUMED SOIL BEARING CAPACITY 2000 PSF CONCRETE 3000 PSI FOOTINGS, 4500 PSI SLAB
- 11. LOADS: FLOOR - LIVE 40 PSF, DEAD 10 PSF
ROOF - LIVE 20 PSF, DEAD 10 PSF
- 12. WIND SPEED 115 MPH
- 13. SIMPSON CONNECTORS AS REQUIRED

AREA SQUARE FEET

FIRST FLOOR	2828 SQ.FT.
BASEMENT FLOOR	2828 SQ.FT.
SECOND FLOOR	2844 SQ.FT.
THIRD FLOOR	2844 SQ.FT.
8 PORCHES	175 SQ.FT.
TOTAL BUILDING	12744 SQ.FT.



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



ARCHITECTS
appicharchitects.com
14321 Winter Ridge Lane
Midlothian, VA 23113
p 804.379.8606
f 804.379.7470
m 804.399.7217

residential commercial reconstruction

APARTMENT PROJECT
2818 MONUMENT AVENUE
RICHMOND, VIRGINIA

PROJECT NUMBER: 2022-32
DATE: DECEMBER 26, 2019
DRAWN BY: CWA
REV 2-10-22
REV 5-27-22
REV 8-4-22
REV 8-24-22
REV 8-25-22



NORTH ELEVATION

SCALE: 1/8" = 1'-0"





W Grace St

Neurological Society

2803

2809

2811

2812

2810

2806

Monument Ave,
2822, VA 23221
a drive home

2816

2822

2824

2826

2828

2830

2999

Monument Ave

Monument Ave

Monument Ave

Monument Ave

Monument Ave

Monument Ave

Monument Ave