



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

October 10, 2025

WBB Homes LLC
2120 Staples Mill Road #200
Henrico, VA 23230

Baker Development Resources
530 East Main Street, Suite 600
Richmond, VA 23219
Attn: Mark Baker

To Whom It May Concern:

RE: BZA 39-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, November 5, 2025 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct a new single-family (detached) dwelling at 2201 VENABLE STREET (Tax Parcel Number E000-0375/001), located in an R-63 (Multifamily Urban Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **487 311 878#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2025 drop-down, click meeting details for November 5, 2025 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at Chuck.Davidson@rva.gov for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 39-2025
Page 2
October 10, 2025

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

Roy W. Benbow, Secretary
Phone: (804) 240-2124
E-mail: Roy.Benbow@rva.gov

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

Bailey Morgan Elizabeth
816 Jessamine St
Richmond, VA 23223

Bhargava Vishwa M
1511 Harborough Court
Henrico, VA 23238

Cedar Street Baptist Church Of God The
Trs
2301 Cedar St
Richmond, VA 23223

Freeman Moore Isabella S & Julie &
Freeman Aaron Lee
2118 Venable St
Richmond, VA 23223

Gibbs Kara & Thorne Kyle
2211 Venable St
Richmond, VA 23223

Lunsford Caleb B
2208 Venable St
Richmond, VA 23223

Niblett Larry
2205 Venable St
Richmond, VA 23223

Niblett Larry R
8724 Wadebrook Ter
Springfield, VA 22153

Pilcher Carl And Manivone
2210 Venable St
Richmond, VA 23223

Prosisie Cynthia
2116 Venable Street
Richmond, VA 23223

Randolph Homes Llc
107 S First St
Richmond, VA 23219

Rhone Audrey And Stevens Carlton C Sr
10105 Contessa Dr
Glen Allen, VA 23060

Streetcar Properties Llc
615 N 25th St
Richmond, VA 23223

True Apostolic Church Of Our Lord
Jesus Christ Tr
2120 Venable St
Richmond, VA 23223

Venable St Living Llc
2416 Jefferson Ave Unit C-d
Richmond, VA 23223

City of Richmond, VA Report

Property Owner	
Name:	WBB HOMES LLC
Mailing Address:	2120 STAPLES MILL RD #200 HENRICO, VA 23230
Parcel Use:	R Single Family Vacant (R1-R7)
Neighborhood:	332

Property Information	
Property Address:	2201 Venable St
PIN	E0000375001
Size:	0.030 Acres, 1299.300 Square Feet
Property Description:	0030.00X0043.31 0000.000

Additional Information	
Area Tax	
6.74	

Current Assessment			
Year	Land	Improvements	Total
2026	\$62,000	\$0	\$62,000

Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	🔍 Grantee
3/28/2024	ID2024	4772	BS	\$71,250	WBB HOMES LLC
8/25/2008	ID2008	23046	BS	\$24,000	THREE STRANDS MANAGEMENT LLC
8/8/1990	00243	1904	N/A	\$35,000	WILLIAMS MELVIN JR
8/8/1983	000816	00421	N/A	\$0	Not Available
8/16/1982	000800	00160	N/A	\$7,000	Not Available
5/14/1982	000796	00423	N/A	\$0	Not Available
1/1/1900	000796	00423	N/A	\$0	Not Available

Assessment History			
Year	Land	Improvements	Total
2025	\$62,000	\$0	\$62,000
2024	\$59,000	\$0	\$59,000
2023	\$59,000	\$0	\$59,000
2022	\$39,000	\$0	\$39,000
2021	\$30,000	\$0	\$30,000
2020	\$30,000	\$0	\$30,000
2019	\$20,000	\$0	\$20,000
2018	\$15,000	\$0	\$15,000
2017	\$15,000	\$0	\$15,000
2016	\$15,000	\$0	\$15,000
2015	\$15,000	\$0	\$15,000
2014	\$15,000	\$0	\$15,000
2013	\$15,000	\$0	\$15,000
2012	\$22,000	\$0	\$22,000
2011	\$22,000	\$0	\$22,000
2010	\$22,000	\$0	\$22,000
2009	\$21,600	\$0	\$21,600
2008	\$10,000	\$0	\$10,000
2007	\$10,000	\$0	\$10,000
2006	\$6,300	\$0	\$6,300
2005	\$3,700	\$0	\$3,700

Map



Copyright Text: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY WBB Homes LLC PHONE: (Home) () (Mobile) ()
OWNER: 2120 Staples Mill Rd #200 FAX: () (Work) ()
(Name/Address) Henrico, VA 23230 E-mail Address: _____

OWNER'S REPRESENTATIVE:
(Name/Address) Baker Development Resources PHONE: (Home) () (Mobile) (804) 874-6275
Will Gillette FAX: () (Work) ()
530 East Main Street, Ste 600 E-mail Address: will@bakerdevelopmentresources.com
Richmond, VA 23219

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES): 2201 Venable Street
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-630.2(a)(2)
APPLICATION REQUIRED FOR: A building permit to construct a single-family detached dwelling.
TAX PARCEL NUMBER(S): E000-0375/001 ZONING DISTRICT: R-63 (Multifamily Urban Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. No front yard shall be required. A front yard of 15.89 feet exists for the adjacent main building at 2205 Venable Street. A front yard of fifteen feet (15') is required; 1.01' is proposed.
DATE REQUEST DISAPPROVED: September 12, 2025 FEE WAIVER: YES ☐ NO: ☒
DATE FILED: September 12, 2023 TIME FILED: 1:12 p.m. PREPARED BY: Madison Sobczak RECEIPT NO. BZAR-172759-2025
AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:
SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND
SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) _____ OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☐
I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.
SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 09/26/2025

*** TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS ***

CASE NUMBER: BZA 39-2025 HEARING DATE: November 5, 2025 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 39-2025
150' Buffer

APPLICANT(S): WBB Homes LLC

PREMISES: 2201 Venable Street
(Tax Parcel Number E000-0375/001)

SUBJECT: A building permit to construct a new single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-419.6(1) & 30-630.2(b)(2)
of the Zoning Ordinance for the reason that:
The front yard (setback) requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

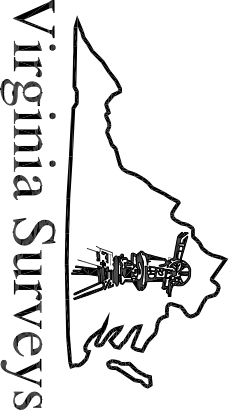
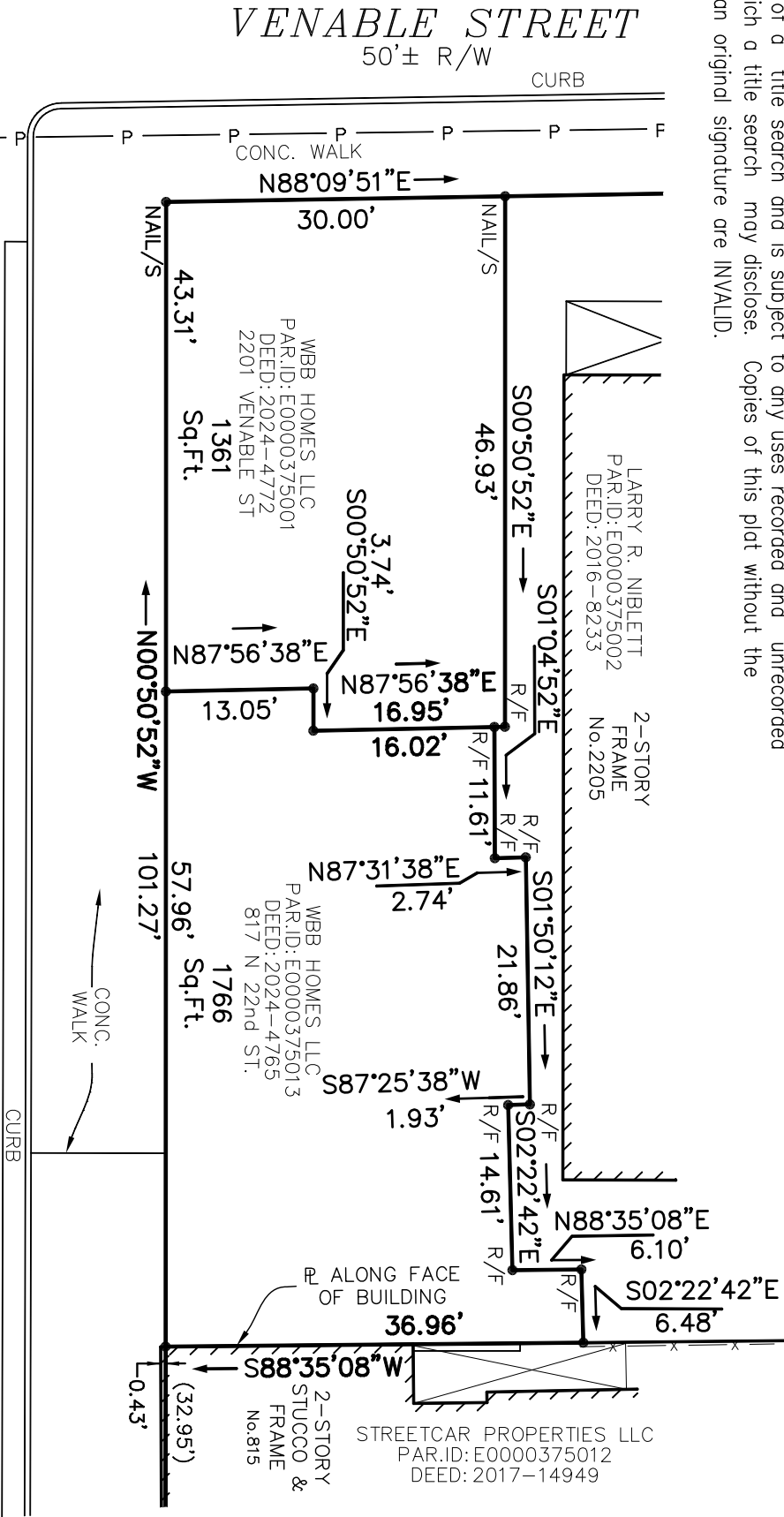
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).

4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _____

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 4-9-2024 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



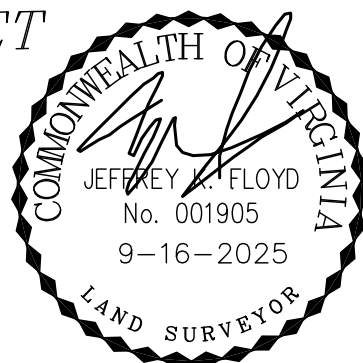
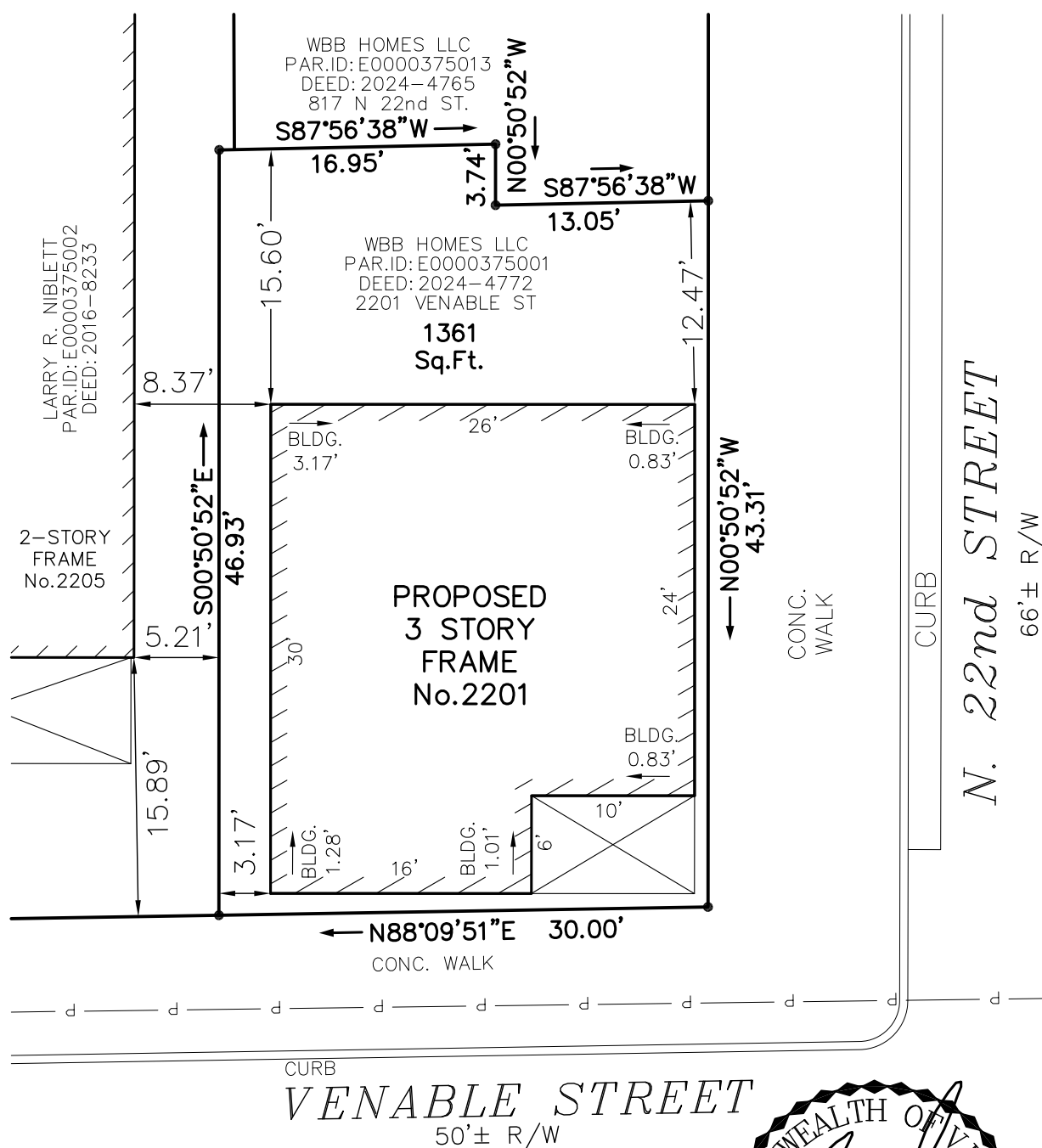
Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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MAP SHOWING THE IMPROVEMENTS ON
No.2201 VENABLE Street AND
No.817 N 22nd Street
IN THE CITY OF RICHMOND, VA.

DATE: 4-9-2024
CERTIFIED BY JEFFREY K. FLOYD
SCALE: 1"=15'
VIRGINIA CERTIFICATE NO. 001905
JOB NO. 240316200



NAD-83



Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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SKETCH SHOWING THE PROPOSED
IMPROVEMENTS ON
No.2201 VENABLE STREET,
IN THE CITY OF RICHMOND, VA.

DATE: 9-16-2025

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=15'

JOB NO. 240316200



PROJECT CONTACTS:
DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 3-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S UNION HILL NEIGHBORHOOD

2201 VENABLE ST. HOUSE

2201 VENABLE STREET
RICHMOND, VIRGINIA 23223

NEW 3-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S UNION HILL NEIGHBORHOOD

2201 VENABLE ST. HOUSE

2201 VENABLE STREET
RICHMOND, VIRGINIA 23223

DRAWING INDEX	
DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
CI.1	ARCHITECTURAL SITE PLAN & N. 22ND ST. CONTEXT ELEVATION
CI.2	VENABLE ST. CONTEXT ELEVATION
AI.1	FLOOR PLANS
A2.0	STREET ELEVATIONS & EXTERIOR FINISH SCHEDULE
A2.1	EXTERIOR ELEVATIONS

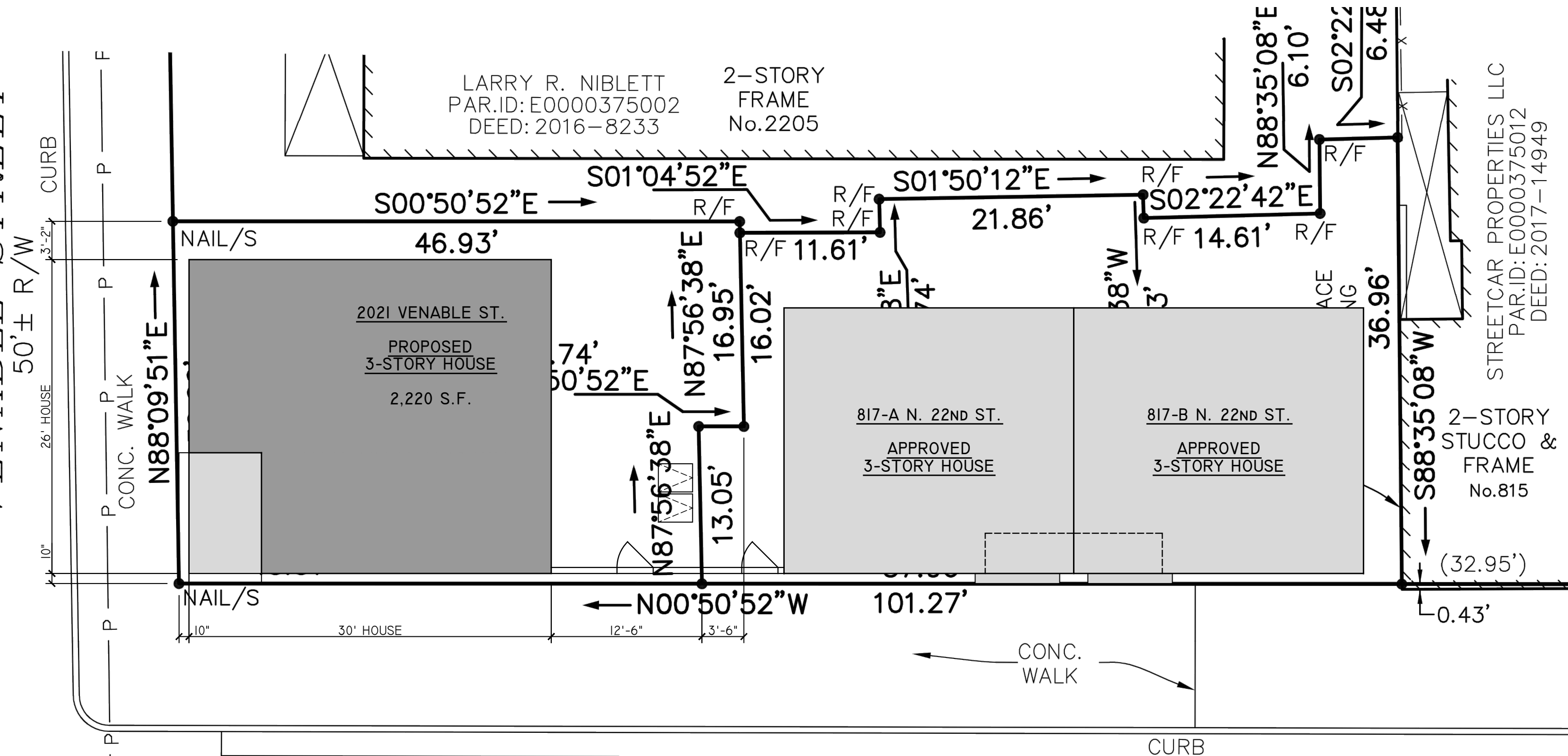


SET/REVISION:
B.Z.A. SUBMITTAL

DATE/MARK:
09.12.2025

COVER SHEET
CS

VENABLE STREET



01 | ARCHITECTURAL SITE PLAN
1/8" = 1'



02 | N. 22ND ST. CONTEXT ELEVATION
1/8" = 1'

817 N. 22ND ST. - APPROVED HOUSES



815 N. 22ND ST.
22'-8"± HOUSE HEIGHT

NOT FOR
CONSTRUCTION

SET/REVISION:
B.Z.A. SUBMITTAL

DATE/MARK:
09.12.2025

SITE PLAN & VENABLE
ST. CONTEXT ELEV.

CI.I

NEW 3-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S UNION HILL NEIGHBORHOOD

2201 VENABLE ST. HOUSE

2201 VENABLE STREET
RICHMOND, VIRGINIA 23223

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

STREETCAR PROPERTIES LLC
PAR.ID: E0000375012
DEED: 2017-14949

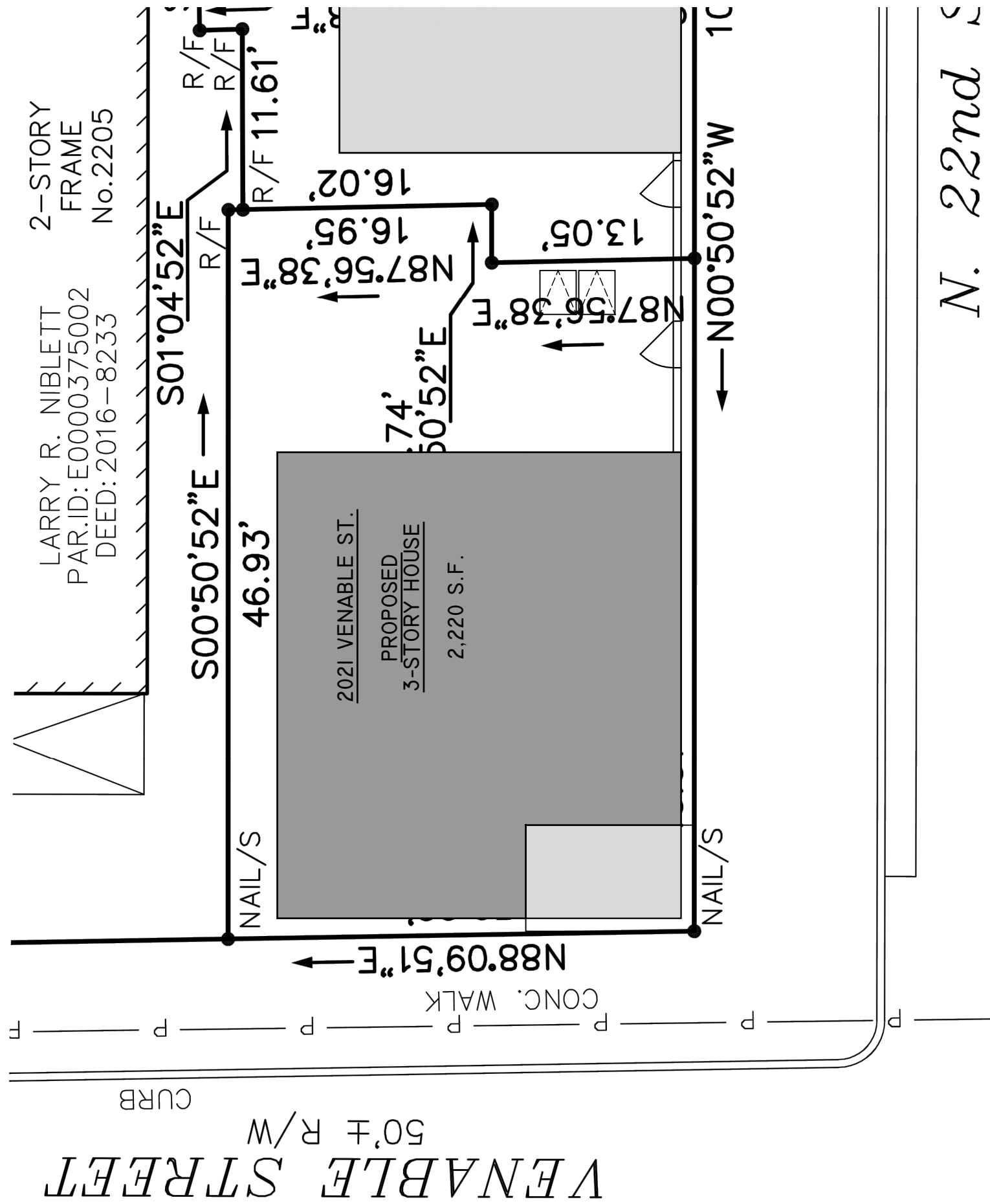
2-STORY
STUCCO &
FRAME
No.815

LARRY R. NIBLETT
PAR.ID: E0000375002
DEED: 2016-8233

2-STORY
FRAME
No.2205



01 | VENABLE ST. CONTEXT ELEVATION
1/8" = 1'



PROJECT CONTACTS:
DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600
ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 3-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S UNION HILL NEIGHBORHOOD

2201 VENABLE ST. HOUSE

2201 VENABLE STREET
RICHMOND, VIRGINIA 23223

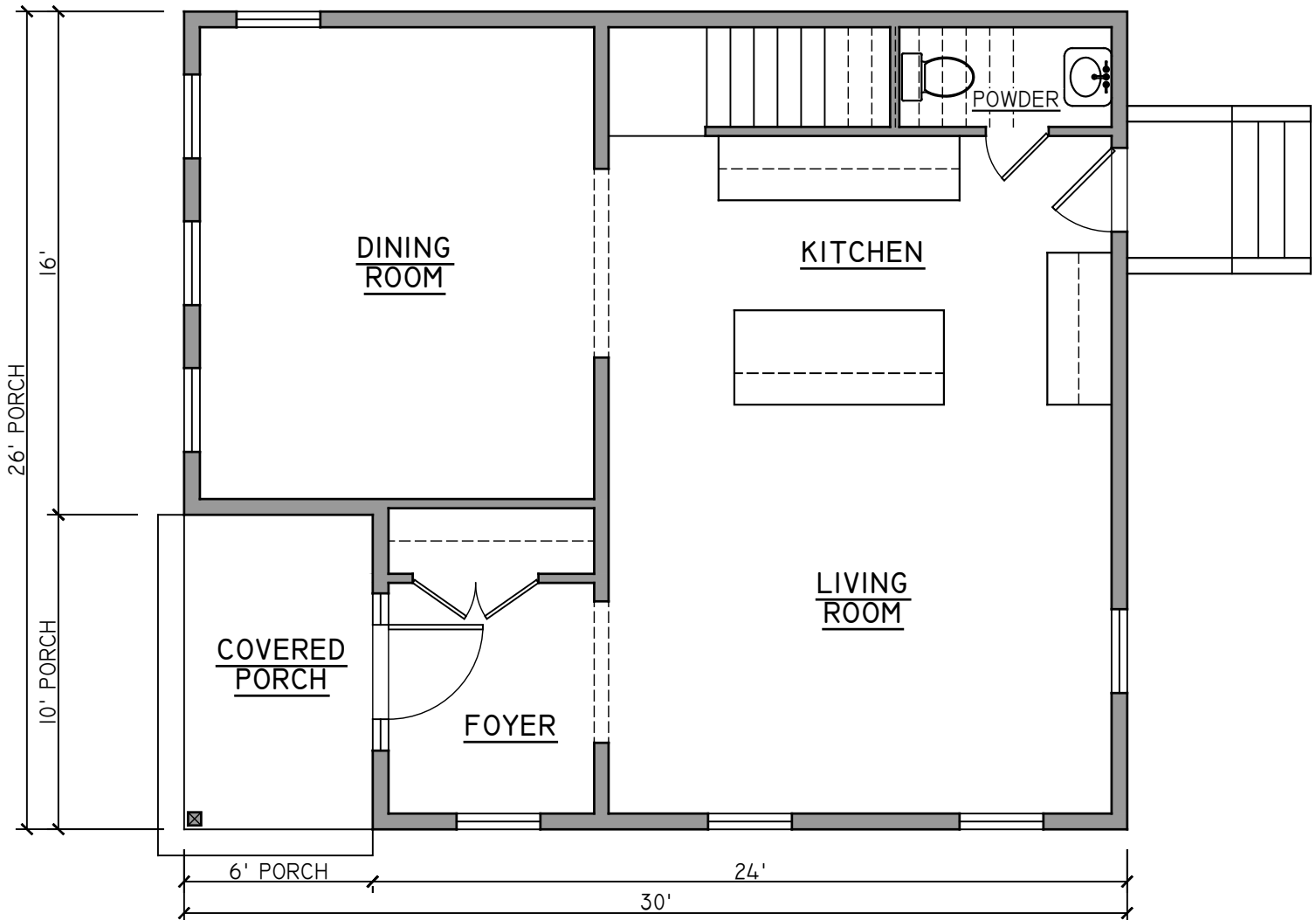
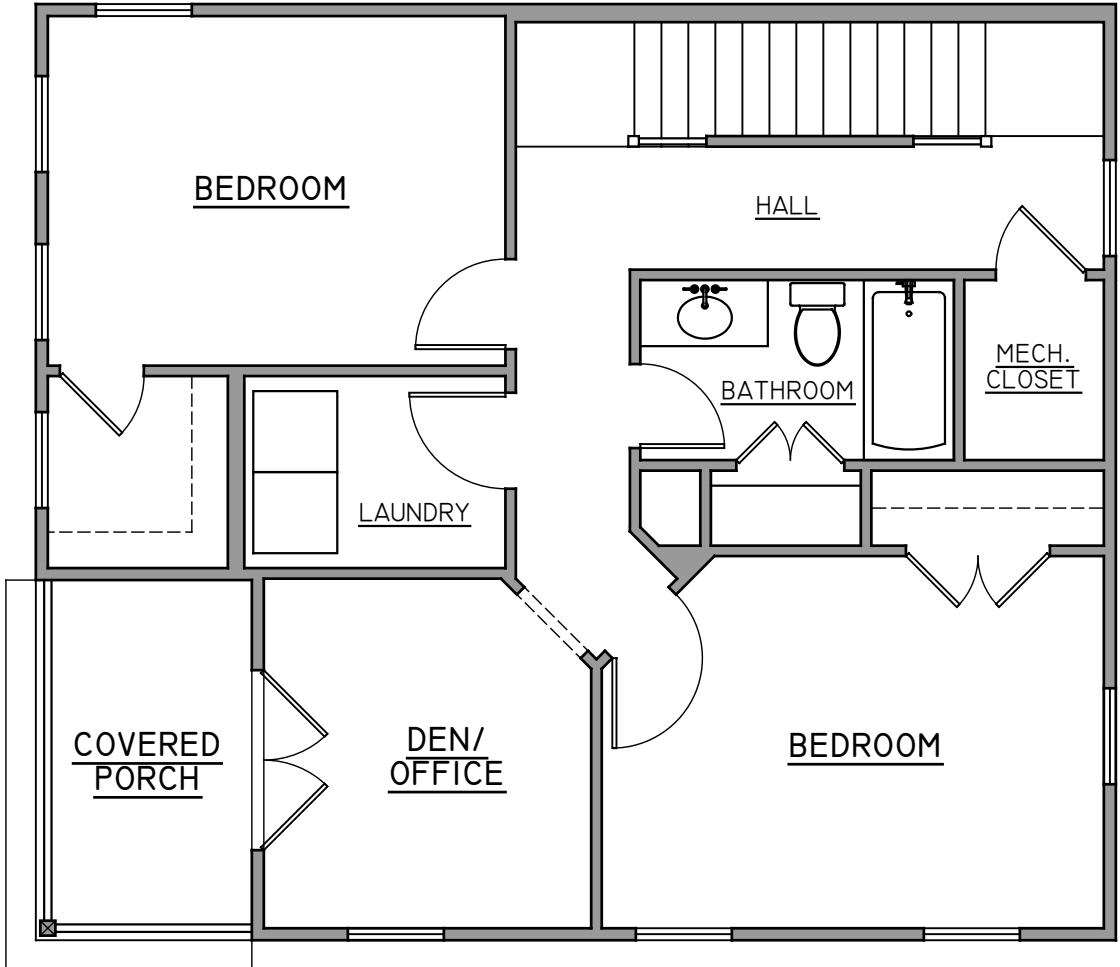
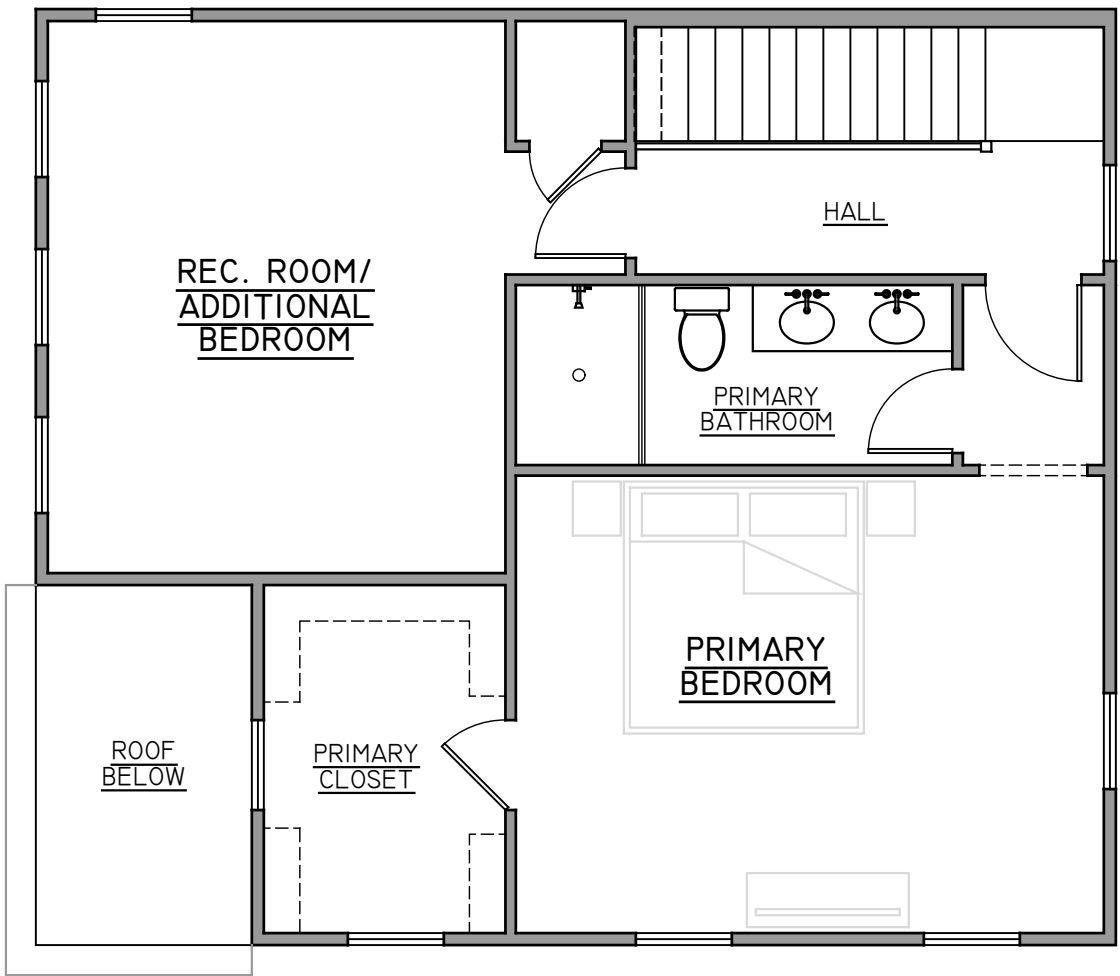
NOT FOR
CONSTRUCTION

SET/REVISION:
B.Z.A. SUBMITTAL

DATE/MARK:
09.12.2025

N. 22ND STREET
CONTEXT ELEVATION

CI.2



1ST FLOOR PLAN

01 | FLOOR PLANS

3/16" = 1'

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
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NEW 3-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S UNION HILL NEIGHBORHOOD

2201 VENABLE ST. HOUSE

2201 VENABLE STREET
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
B.Z.A. SUBMITTAL

DATE/MARK:
09.12.2025

FLOOR PLANS

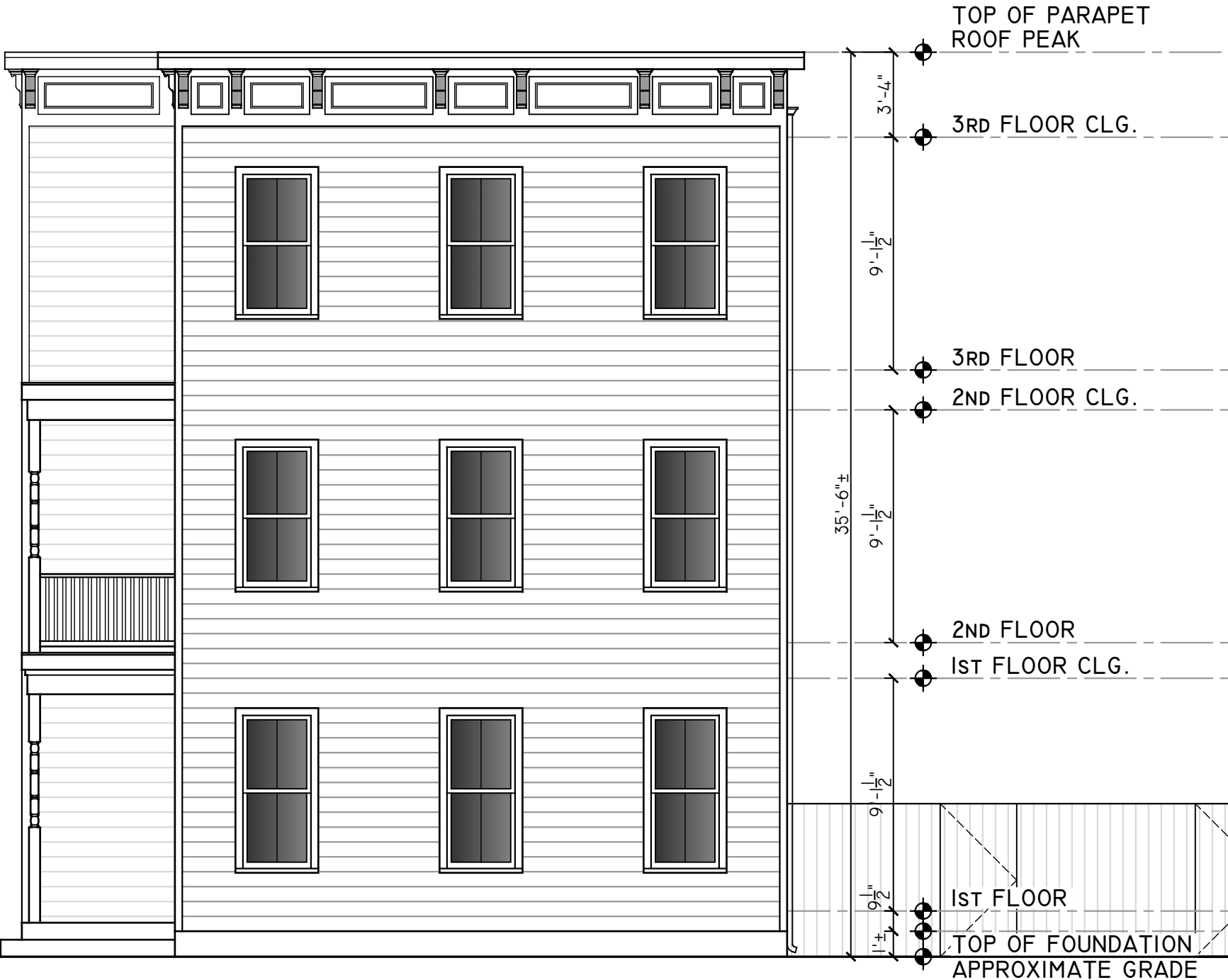
AI.1

220I VENABLE ST. - EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/TAN
02	CONCRETE FRONT PORCH STAIRS/LANDINGS	NATURAL CONCRETE
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	FRONT DOOR FEATURE AREA - HARDIE FLAT PANEL/TRIM	COLOR T.B.D.
05	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
06	COMPOSITE/HARDIE SOFFITS	PAINTED ARCTIC WHITE
07	WOOD DOORS	PAINTED COLOR T.B.D.
08	C.A.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD)	PREFINISHED
09	ITALIANATE CORNICE & BRACKETS	PAINTED ARCTIC WHITE
10	UPPER ROOF - TPO	FACTORY WHITE
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
12	REAR DECK/RAILINGS TO MATCH FRONT PORCH	-
13	WALL-MOUNTED LANTERNS AT DOORS	PREFINISHED BLACK

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
3. GRADES SHOWN APPROXIMATE. V.I.F.



02 | VENABLE ST. ELEVATION



01 | N. 22ND ST. CONTEXT ELEVATION

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 3-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S UNION HILL NEIGHBORHOOD

220I VENABLE ST. HOUSE

220I VENABLE STREET
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
B.Z.A. SUBMITTAL

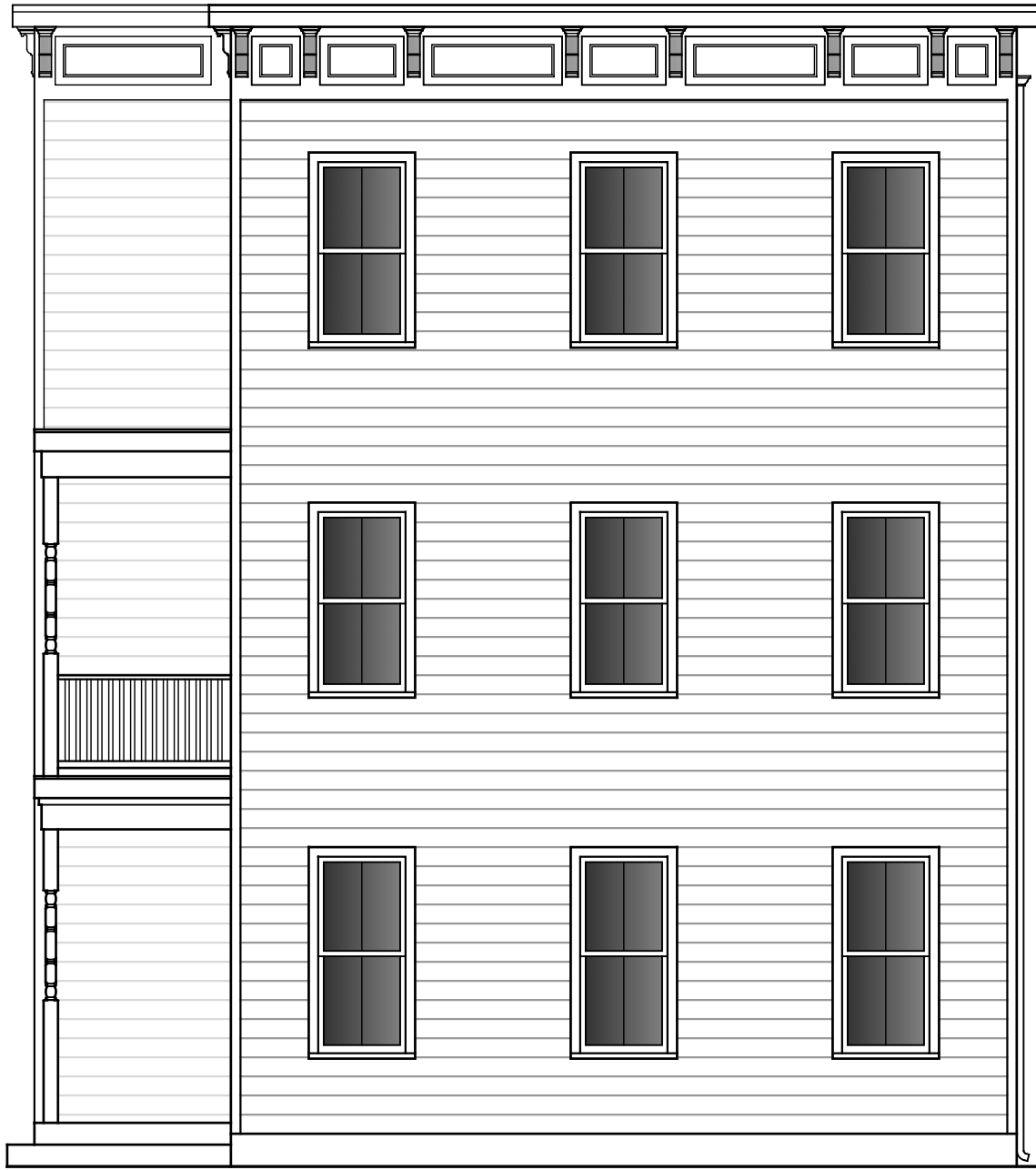
DATE/MARK:
09.12.2025

STREET ELEVATIONS

A2.0



02 | VENABLE ST. ELEVATION
3/16" = 1'



01 | N. 22ND ST. ELEVATION
3/16" = 1'



04 | REAR ELEVATION
3/16" = 1'



03 | LEFT SIDE ELEVATION
3/16" = 1'

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 3-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S UNION HILL NEIGHBORHOOD

2201 VENABLE ST. HOUSE

2201 VENABLE STREET
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
B.Z.A. SUBMITTAL

DATE/MARK:
09.12.2025

EXTERIOR ELEVATIONS

A2.1



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

10.COA-156648-2024	Final Review	Meeting Date: 11/26/2024
Applicant/Petitioner	Will Gillette, Baker Development Resources	
Project Description	Construct a new three-story dwelling.	
Project Location		
Address 2201 Venable Street		
Historic District: Union Hill		
The applicant proposes to construct a detached dwelling on the corner of Venable and North 22nd streets. The dwelling will be three stories in height. There will be a multi-story covered porch on the corner. The dwelling will be clad with lap siding and have vertically aligned windows and doors. There will be a decorative cornice and brackets at the roof line.		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, (804) 646-6569	
Previous Reviews	The Commission reviewed this application at the September 2024 meeting. The Commission deferred the application to allow the applicant additional time to revise the design to better reflect the massing and characteristics of other corner buildings within the district. The Commission conceptually reviewed this application at the July 2024 meeting. Commissioners noted that the new construction's height was taller than most historic residential development; but could be acceptable with a "tweaked design" and because it is a corner property. Discussion around the overall design of the building included pushing the design farther to be more eclectic and to be more reflective of a corner commercial storefront at the ground floor, as that was the form the building was taking despite being residential. Brick was mentioned as being a more compatible material for a three-story corner building. The front balcony was discussed as being an element not common in the district.	
Conditions for Approval	- The porches have a depth of at least six feet, and that depth be labeled on the plans prior to applying for a building permit. Any changes in design to accommodate the six-foot depth must be submitted to staff for Chair and Vice Chair approval. - The underside of the second story porch have a finished appearance such as a breadboard ceiling or other covering.	

	• The decking boards be installed perpendicular to the face of the building. • Downspouts be round. • Gutter and downspout specifications be submitted for administrative review and approval. • Details on any proposed fencing be submitted for Administrative Review
--	--

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards For New Construction, page 46	<i>All new residential and commercial construction, whether in the form of additions or entire buildings should be compatible with the historic features that characterize the setting and context. To protect the context of the surrounding historic district, new construction should reference the materials, features, size, scale, proportions, and massing of the existing historic buildings in its setting.</i>	The new construction will be located on the southwest corner of a largely intact block primarily composed of two-story, Italianate, and Victorian-influenced, detached frame dwellings. The two-story, frame dwelling immediately to the east, and a single, two-story, brick dwelling near the eastern end of the block are set over English basements close to the sidewalk. The small front yards are enclosed by fences. The houses all have full façade front porches except for a pair of attached earlier Greek Revival dwellings on the eastern corner that have porticoes at the entrances. The block directly north across Venable Street, while not as intact, is composed of pairs of brick and frame, two-story Victorian-inspired dwellings with full façade porches. The new construction will be three stories in height and set close to the sidewalk. The previous design features a recessed, two-story, three-sided bay, that addressed the corner, with a roof top terrace. The Commissioned found that this element was not compatible with other historic building features that characterize the district. The applicant has revised the plans, removing the chamfered corner. The design now includes a multi-story corner porch. This porch is a feature that is seen on other buildings within the city's Old and Historic Districts. The dwelling will be frame, with ranked windows and a decorative cornice - features that reference the neighboring buildings. During the last review, the Commission found that the building was taking on a more commercial form, but not including the ground-floor transparency that a traditional mixed-use building would typically have. The applicant has revised the plans to eliminate the faux, paneled storefront feature, and now includes porches that address the sidewalk and the corner of Venable and North 22nd Street. Staff supports this alteration.

Standards For New Construction: Siting, page 46	<i>2. New residential infill construction should respect the prevailing front and side yard setback patterns of the surrounding block. The minimum setbacks evident in most districts reinforce the traditional street wall.</i>	The site plan provided indicates that there will be a 10" front yard setback from the property line. The application also refers to the prior development pattern for the property which was a brick commercial building set close to the street with a transparent storefront wrapping the corner. Corner brick commercial buildings in Union Hill do sit closer to the property lines and proud of their residential neighbors. They also feature large transparent sections at the corner. The applicant has not revised the setback of the building, which sits proud of its immediate neighbor to the east. This is in-keeping with the historic development of the site; however, not as typical, given the building is not a commercial mixed-use building.
Standards For New Construction: Form, page 46	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections, and roof shapes that lend identity to a building.</i>	Massing: The massing of the proposed new dwelling is taller than what is seen on the subject block. The recessed, two-story, three-sided bay on the corner with a roof top terrace is a form not found in the district. Symmetry: The new construction is generally symmetrical. The applicant has removed the roof terrace from the design. Proportions: The proposed dwelling is taller than existing historic residential buildings on this subject block in Union Hill. Roof shapes: The roof shape of the proposed new construction is in-keeping with roof shapes and forms found in the Union Hill City Old and Historic District.
Standards For New Construction: Form, page 46	<i>2. New residential construction should maintain the existing human scale of nearby historic, residential construction in the district.</i>	Common human scale features in the Union Hill City Old and Historic District include front porches and low front yard picket fences or transparent storefronts. The applicant has revised the plans to include a side porch. The porch will feature a flat roof on the second story and will be supported by turned posts and have Richmond Rial. The depth of the porch was not provided in the application. To be in-keeping with the typical depth of historic porches found in the district, Staff recommends that the porches have a depth of at least six feet, and that depth be labeled on the plans prior to applying for a building permit. Any changes in design to accommodate the six-foot depth must be submitted to staff for Chair and Vice Chair approval. Staff recommends that the underside of the second story porch have a finished appearance such as a breadboard ceiling or other covering. Staff recommends that the decking boards be installed perpendicular to the face of the building.
Standards for New Construction: Height, Width, Proportion & Massing, page 47	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i> <i>2. New residential construction should respect the vertical orientation typical of other residential properties in</i>	Most of the historic dwellings in this block of Venable Street, on both the north and south sides, are two stories in height except for two-dwellings that are set on English basements. Staff recommends that the applicant reduce the height of the dwelling by one story to better

	<i>surrounding historic districts. New designs that call for wide massing should look to the project's local district for precedent. For example, full-block-long row house compositions are rare in Richmond. New residential buildings that occupy more than one third of a block face should still employ bays as an organizational device, but the new building should read as a single piece of architecture.</i> <i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	reference the typical height of residential buildings on the subject block. The historic dwellings on the block are three-bays wide with ranked windows on the façade. There is a notable absence of projecting bays in this area. The proposed recessed, two-story, three-sided bay on the corner with a roof top terrace is a form not found in the district. Staff recommends that the two-story, three-sided bay on the corner be eliminated, and a compatible, transparent porch element be introduced. During the last review, the Commission emphasized the importance of including a dimensioned context drawing.
Standards for New Construction: Materials & Colors, page 47	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The proposed building will be clad in horizontal siding, which generally resembles other types of horizontal siding found within the district. The foundations will be parged and painted, trim and soffits will be composite, exterior doors will be wooden, windows will be aluminum clad wood, front rails will be Richmond Rail, and the rear landing and steps will be treated wood. Windows will have a two-over-two pane configuration with simulated divided lights. Staff recommends that final window specifications be submitted for administrative review and approval. Gutter and downspout information was not provided in the application. <u>Staff recommends that the downspouts be round. Staff recommends that gutter and downspout specifications be submitted for administrative review and approval.</u>
Standards For New Construction: Doors and Windows, page 56	<i>2. The size, proportion and spacing patterns of door and window openings on free-standing new construction should be compatible with patterns established in the district.</i>	The dwellings will have single, ranked windows in a three-bay arrangement on the façade. Staff finds that the fenestration pattern is generally in keeping with the pattern found in the district. <u>Staff recommends that final window and door specifications be submitted for administrative review and approval.</u>
Standards for New Construction, Residential, Fences & Walls, pg. 51	<i>2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.</i>	The context elevation provided appears to indicate that a board fence will be installed along 22nd Street between the new dwelling on Venable Street and the proposed new dwellings at 817 N. 22nd Street. <u>Staff recommends that details on any proposed fencing be submitted for Administrative Review.</u> The proposed fencing will screen the trash receptacles.

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

Figures



Figure 1. 2201 Venable Street, ca. 1880s commercial building demolished in 1977. The infill along 22nd Street to the factory building is visible.

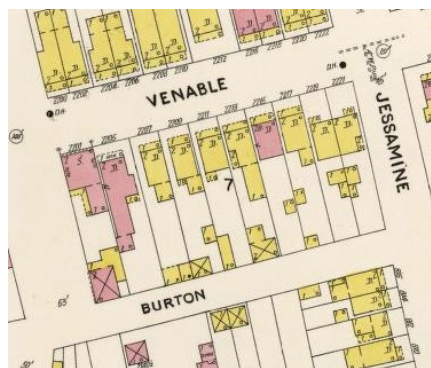


Figure 2. 1905 Sanborn Map



Figure 3. 1952 Sanborn Map



Figure 4. Northeast corner of N. 22nd Street and Cedar Street.



Figure 5. Southeast corner of Venable Street and N. 22nd Street.



Figure 6. Southeast corner of Venable Street and N. 22nd Street.