



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

Commission of Architectural Review  
Certificate of Appropriateness Application  
900 E. Broad Street, Room 510  
Richmond, VA 23219  
804-646-6569

Property (location of work)

Property Address: 2917 E. BROAD STREET, RICHMOND, VA

Current Zoning: R6

Historic District: ST JOHN CHURCH

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

**Project Description** (attach additional sheets if needed):

Replacing fencing (Front, side + rear) yard

Applicant/Contact Person: DIANNA JENNINGS MACON

Company: \_\_\_\_\_

Mailing Address: 2917 E. BROAD STREET

City: RICHMOND

State: VA

Zip Code: 23223

Telephone: (202) 360-7969

Email: dpjennings@icloud.com

Billing Contact?  Applicant Type (owner, architect, etc.):

Property Owner: Winston MACON + DIANNA Jennings MACON

If Business Entity, name and title of authorized signee: \_\_\_\_\_

Mailing Address: 2917 E. BROAD STREET

City: RICHMOND

State: VA

Zip Code: 23223

Telephone: (202) 360-7969

Email: dpjennings@icloud.com

Billing Contact?

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

**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. 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. Application materials should be prepared in compliance with zoning.

Property Owner Signature: \_\_\_\_\_

Winston Macon

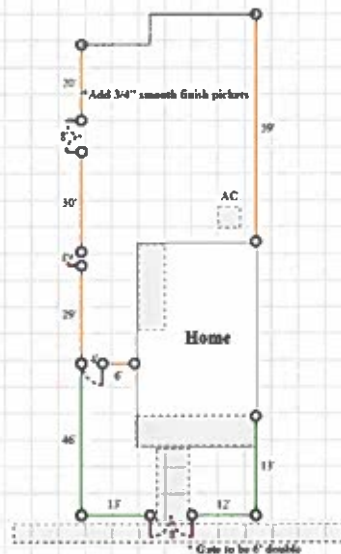
Date: 2/3/2025

The image shown is a representation of the style of the fence, and not meant to be a specification of the height, color, or grade.

# 4' Black Aluminum - Sterling / 6' Wood Cap and Trim w/ 3/4" smooth finish pickets - 228 LF

 4'H Black 300 Sterling (R)

 6'H Cap and Trim Board on Board



FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENTS, FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FOOTAGE USED, AS SET FORTH IN THE TERMS AND CONDITIONS.



## 4' Black Aluminum - Sterling / 6' Vinyl Privacy Mocha Walnut Hamilton

4'H Black 300 Sterling (R)

6'H Mocha Walnut Hamilton 8' OC



Black

### Features & Benefits

- SolarShield Powder Coating
- Exceeds AAMA 2604 Standard
- Full Panel Coated after Assembly

### Specifications

- **Post:** 2" Sq.
- **Rail:** 1" Sq.
- **Picket:** 5/8" Sq.

### Warranty

- Lifetime Transferable Warranty
- 3 Year Workmanship Warranty

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[checkout.superiorfenceandrail.com](https://checkout.superiorfenceandrail.com)



\$364 per month

## 4' Black Aluminum - Sterling / 6' Vinyl Privacy Mocha Walnut Hamilton

4'H Black 300 Sterling (R)

6'H Mocha Walnut Hamilton 8' OC

Mocha Walnut

### Features & Benefits

- HeartWood
- StayStrong
- SolarShield
- 43% Stronger Picket
- Fabricated In-House

## Included in the job

(1) 8ft DD Standard Gate, Standard Latch. (2) 4ft SS Standard Gate, Standard Latch. (1) 8ft DD Standard Gate, Standard Latch

228 Linear Feet - Take Down and Haul Away

144 Linear Feet - Upgrade to 3/4" Pickets

## Job Notes

\* Front gate to be 6' double gate - Black Aluminum Sterling

Customer to clear fence line.

## "ABOVE AND BEYOND"

This company was a pleasure to deal with from the time we started our project you could tell that customer service was very important to them. This showed in the way they explained the project to making sure



\$364 per month

## 4' Black Aluminum - Sterling / 6' Vinyl Privacy Mocha Walnut Hamilton

4'H Black 300 Sterling (R)

6'H Mocha Walnut Hamilton 8' OC

Mocha Walnut

### Features & Benefits

- HeartWood
- StayStrong
- SolarShield
- 43% Stronger Picket
- Fabricated In-House

### Specifications

- Post: 5" Sq.
- Rail: 5-1/2"
- Picket: 6" T&G

### Warranty

- Lifetime Transferable Warranty
- 3 Year Workmanship Warranty



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Property Address: 2917 E. BROAD STREET, Richmond VA Current Zoning: R6  
Historic District: St. John Church

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

**Project Description** (attach additional sheets if needed):

Landscaping lighting/Security lighting (Front, side and back yard)

**Applicant/Contact Person:** Dianna Jennings MACON

Company: \_\_\_\_\_

Mailing Address: 2917 E. BROAD STREET

City: Richmond State: VA Zip Code: 23223

Telephone: (202) 360-7969

Email: dpjennings@icloud.com

Billing Contact?  Applicant Type (owner, architect, etc.):

**Property Owner:** Winston MACON & Dianna Jennings MACON

If Business Entity, name and title of authorized signee: \_\_\_\_\_

Mailing Address: 2917 E. BROAD STREET

City: Richmond State: VA Zip Code: 23223

Telephone: (202) 360-7969

Email: dpjennings@icloud.com

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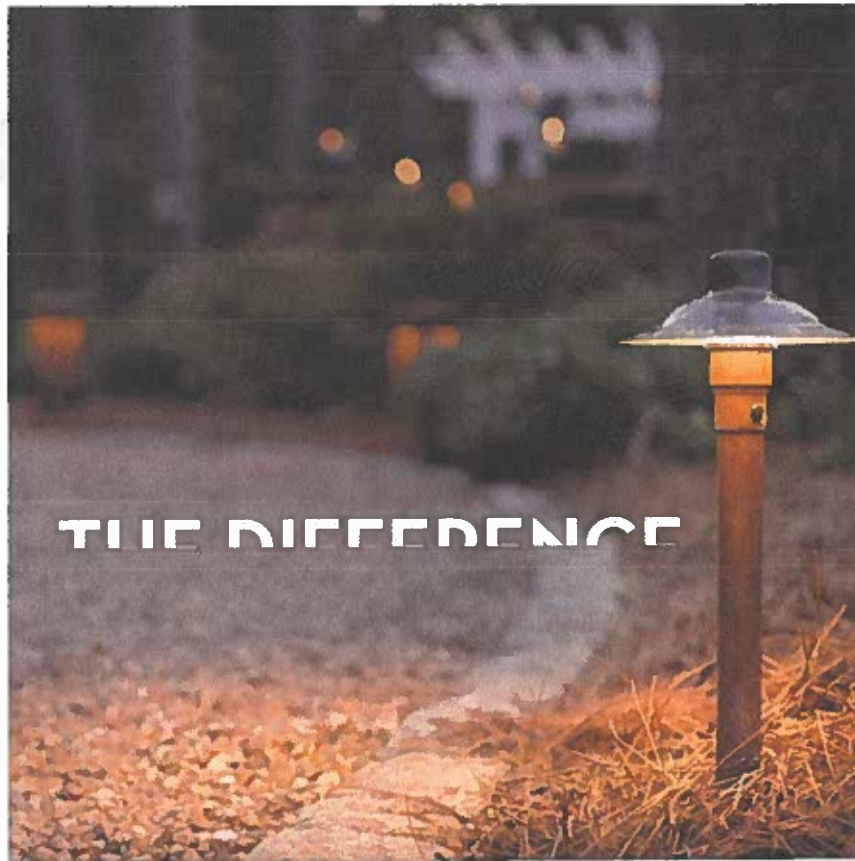
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**Zoning Requirements:** Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required. Application materials should be prepared in compliance with zoning.

Property Owner Signature: Winston Macoon Date: 2/3/2025







Item	Description	Qty	Amount
Residential Installation	LED lighting system installation. Includes professional customized lighting design, installation labor, fixtures, LED components, controller, professional grade transformer, all necessary wire, connection parts, and one year of our Shine365 program. Our team will also come out and complete a night time adjustment following installation.	1	\$0.00
Magnolia	<p><b>The Magnolia uplight features marine grade brass housing and a spring loaded socket.</b></p> 	6	\$1,470.00

# P R O P O S A L

Outdoor Lighting Perspectives of Richmond  
1937 Limbeck Ln  
Midlothian, VA 23112  
(804) 874-9985

**OUTDOORLIGHTING**  
P E R S P E C T I V E S •

<https://www.outdoorlights.com/richmond/>

## Billing/Service Address

Dianna Jennings  
2917 East Broad Street  
Richmond, VA 23223  
(202) 360-7969 (Her Mobile)  
dianna.turner65@gmail.com

Date	January 8, 2025
Total	\$4,560.00

## L A N D S C A P E L I G H T I N G

This proposal expires on 2/7/2025

Prepared by Rick Popio ([richmond@outdoorlights.com](mailto:richmond@outdoorlights.com))

## N O T E S

Front of home: 3 magnolia uplights (3w-60d-2700k), 2 Almond Gutter mounts for 2nd story (5w-120d-2700k)

Side of home: 1 magnolia uplight on crepe (5w-60d-2700k), 3 Pine path full hat path lights along path.

Back of home: 5 Pine path w wash hats along fence, 2 magnolia lights for large crepe myrtle (5w-60d-2700k)

Redwoods MR-16 5w 60d 2700k	Redwoods MR-16 5w 60d 2700k LED Bulb	3	\$120.00
Redwoods MR-16 5w 60d 2700k	Redwoods MR-16 5w 60d 2700k LED Bulb	3	\$120.00
Almond Accent	<p><b>"Almond Accent</b></p> <p>"</p> 	2	\$570.00
Pine Pathlight with Classic Wash Hat--STEM ONLY	<p><b>"Pine Pathlight with Classic Wash Hat</b></p> <p>"</p> 	5	\$1,175.00
Pine Classic WASH HAT--Hat ONLY	Classic Wash HAT--Hat ONLY	5	\$250.00
Pine Pathlight with Classic Full Hat--STEM ONLY	<p><b>"Pine Pathlight with Classic Full Hat</b></p> <p>"</p> 	3	\$705.00
Pine	HAT ONLY. Pine classic full hat.	3	\$150.00

Classic Full Hat			
150W 11-15V Large SS Trans	150W 11-15V Large Box Stainless Transformer	1	\$300.00
Discount	Discount	1	(\$300.00)
		Subtotal	\$4,560.00
		Tax	\$0.00
		Total	\$4,560.00

**En Route Notifications** Text message to (202) 360-7969

**You may select a payment plan before accepting your proposal:**

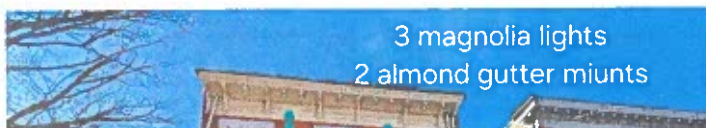
## Full Payment

40% up front then the remainder after the work is complete.

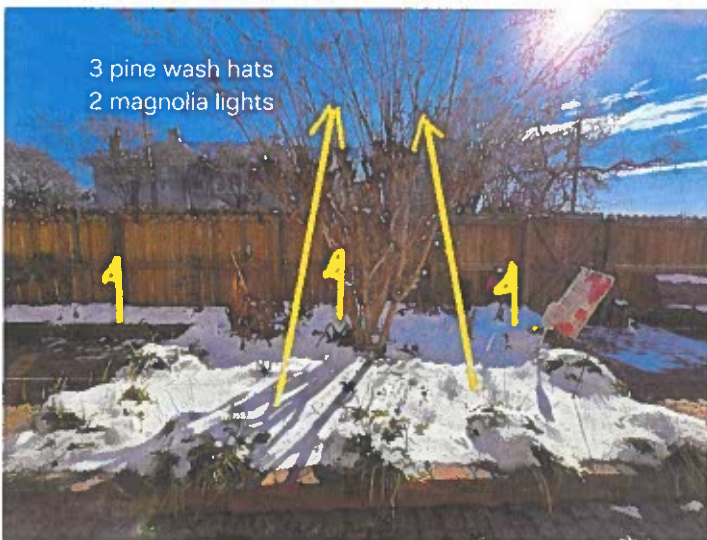
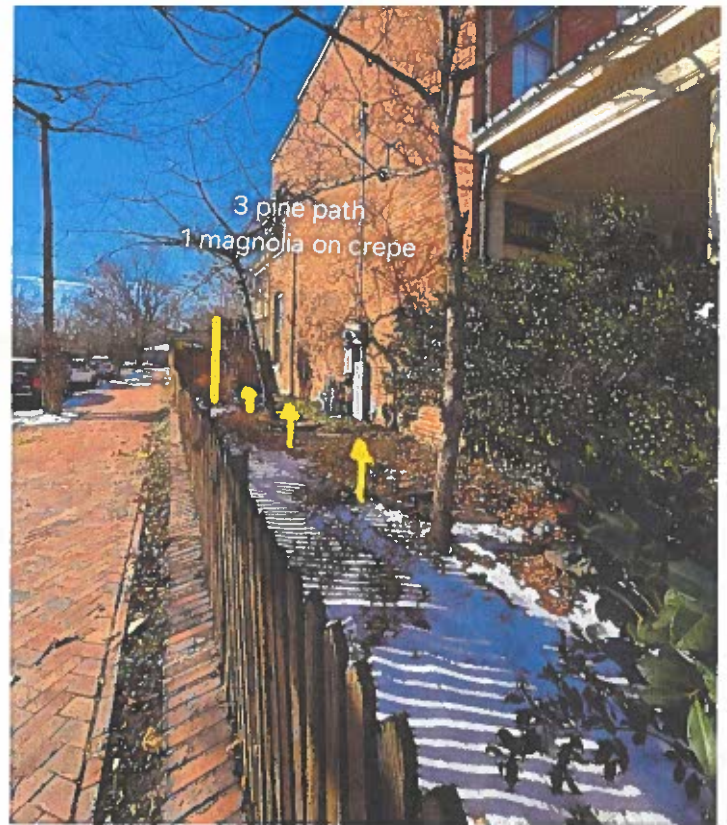
Pay \$1,824.00 upfront followed by 1 payments of \$2,736.00.

Select Plan

## PICTURES







## TERMS AND CONDITIONS

Outdoor Lighting Perspectives Policies, Terms, Conditions and SHINE365 Limited Warranty Terms and Conditions: A deposit may be required at the time your order is placed. Balance is due upon completion. If full payment is not received within 10 days of completion of lighting installation, customer agrees to pay all reasonable attorney fees and court costs incurred by Outdoor Lighting Perspectives to secure the agreed upon fee for installation, materials, and/or services provided. Returned checks or chargebacks will result in a time-price differential (FINANCE CHARGE) of 18% (eighteen percent) per annum, but in no event

in excess of the maximum amount allowed by law, shall be assessed and due on the unpaid balance from the due date until payment is received in full by the Outdoor Lighting Perspectives service provider. Payments received will be applied first to any outstanding FINANCE CHARGE and the remainder to the unpaid balance on the account.

Caution: A potential fire hazard exists if fixture and / or bulbs are covered with leaves, pine needles, mulch or other flammable material. Fixtures and / or bulbs covered by such materials will render all applicable warranties void, and may cause fixtures to fail. DAMAGE DUE TO ACCIDENT; MISUSE; ABUSE; THEFT; VANDALISM; RIOT; EXPLOSION; EARTHQUAKE; LIGHTNING; FIRE; WATER OR FLOOD DAMAGE; NEGLIGENCE, RECKLESS, KNOWING OR INTENTIONAL DAMAGE; OR ISSUES CAUSED BY HOME ELECTRICAL ISSUES; MAN-MADE DISASTERS, AND OTHER "ACTS OF GOD" are not covered by any warranty. It is the client's responsibility to ensure that 110-volt electric receptacles are available for system use, and are in good working order. Outdoor Lighting Perspectives disclaims all responsibility for ensuring that utilized household circuits contain sufficient electrical load capacities. Outdoor Lighting Perspectives is not responsible for grass, shrubs, driveways, or other components of property that are affected by installation. Homeowner will be notified in advance of any necessary alterations to structures or landscape. One year guarantee on halogen bulbs is valid only if lights are operated under "normal use," deemed to be from sunset until 12:00am midnight. Lifetime fixture guarantee applies to all brass/and or copper fixtures and well light fixtures produced by Outdoor Living Brands Supply Corp. exclusively for Outdoor Lighting Perspectives (OLP). All non-OLP fixtures are covered by their respective manufacturer's warranties. Any tampering or attempts to fix any problems with, or alter any part of the lighting system, whether by the homeowner, associated vendors, or any other persons not employed by Outdoor Lighting Perspectives, will void all warranties. Outdoor Lighting Perspectives does not provide warranties on work performed on any lighting system not originally installed by Outdoor Lighting Perspectives. Clients are responsible to verify proposed design is entirely on their property. Outdoor Lighting Perspectives disclaims any and all liabilities for any repercussions due to equipment being installed on neighboring property. All Outdoor Lighting Perspectives franchise locations are independently owned and operated. Notice of Cancellation: You may cancel this contract, without penalty or obligation, at any time prior to midnight of the third business day after the date the contract is signed. If you cancel, any payment made by you under this contract will be returned within ten days following the receipt of your cancellation notice by the seller. Acceptance of this proposal indicates an agreed upon and binding contract between the parties listed as the billing/service address and Outdoor Lighting Perspectives.

#### SHINE365 LIMITED LIFETIME WARRANTY

## LIMITED WARRANTY TERMS AND CONDITIONS

Subject to the terms and conditions described herein, Outdoor Lighting Perspectives of Richmond, ("Outdoor Lighting Perspectives"), warrants to the original end-user customer of the products specified below ("Products") that are installed by Outdoor Lighting Perspectives for the customer, that Outdoor Lighting Perspectives will repair or replace those Products that fail due to defects in material or workmanship. Repaired parts or replacement products will be provided by Outdoor Lighting Perspectives on an exchange basis and will be either new or refurbished to be functionally equivalent to new. This limited warranty covers only repair or replacement for defective Products installed by Outdoor Lighting Perspectives as provided above.

Outdoor Lighting Perspectives will not be liable for special, incidental, punitive or consequential damages, including, but not limited to, loss of enjoyment, business interruption, loss of profits, damage to or loss of other property or persons. Outdoor Lighting Perspectives' obligation to repair or replace any listed/covered Product, as may be required, is the sole and exclusive remedy available to you under this limited warranty. This limited warranty is in lieu of and supercedes all other warranties, express or implied. Some states may not allow the exclusion or limitation of incidental or consequential damages, so that exclusion may not apply to you. This limited warranty gives you certain legal rights. You may have other rights that vary from state to state. This limited warranty does not extend the manufacturer's warranty.

## ELIGIBILITY FOR LIMITED WARRANTY

The only lighting systems eligible for this warranty are those systems originally installed by Outdoor Lighting Perspectives using Outdoor Lighting Perspectives branded products. In addition, the warranty only applies if the end-user customer enrolls in the annual maintenance plan, and only for so long as they are in good standing with and remains enrolled in the annual maintenance plan. The annual maintenance plan fee is based on the components of the lighting system installed.

A customer ceases to be in good standing under the annual quality check service if they do not timely make a payment due for that program. A customer whose annual quality check service lapses may re-enroll under the following conditions: 1) lighting system must be recertified, and 2) lighting system must be upgraded to current specifications. An inspection/recertification fee will apply, and standard labor and parts rates would apply for any required upgrades, all such costs being the responsibility of the customer. Once complete, the customer would be entered back into the Shine365 warranty program.

The end-user customer must retain proof of original ownership (original sales invoice). If the premises where the lighting system was installed is transferred, this Limited Warranty

is also transferrable to the second owner as long as the new owner enrolls in the annual maintenance plan and for so long as the new owner is in good standing with and remains enrolled in the annual maintenance plan.

**LIMITED WARRANTY EXCLUSIONS** This limited warranty is subject to all of the following conditions and exclusions:

1. Outdoor Lighting Perspectives is not liable for, and does not cover under warranty, any costs associated with determining the source of the system problems. These costs shall be borne solely by the purchaser.
2. Outdoor Lighting Perspectives is not liable for and does not cover under warranty, any cost associated with installing, servicing, repairing and/or updating lighting system components that are not produced by Outdoor Living Brands Supply Corp. exclusively for the Outdoor Lighting Perspectives brand or were not originally installed by Outdoor Lighting Perspectives, or have been serviced by any other than a certified Outdoor Lighting Perspectives technician. These costs shall be borne solely by the purchaser.
3. In order to keep this limited warranty in effect, the product must have been handled and serviced only by a certified Outdoor Lighting Perspectives technician.
4. This limited warranty does not cover any damage due to: ACCIDENT; MISUSE; ABUSE; THEFT; VANDALISM; RIOT; EXPLOSION; EARTHQUAKE; LIGHTNING; FIRE; WATER OR FLOOD DAMAGE; NEGLIGENT, RECKLESS, KNOWING OR INTENTIONAL DAMAGE; OR ISSUES CAUSED BY HOME ELECTRICAL ISSUES. This limited warranty does not apply to any purchaser who bought the product from a reseller, distributor or non-authorized Outdoor Lighting Perspectives business, including but not limited to purchases from Internet auction sites. This limited warranty does not cover claims also covered by a manufacturer's warranty, any service contract, or claims covered by insurance (e.g., homeowner's insurance or general liability insurance).
5. This limited warranty is provided solely by Outdoor Lighting Perspectives (the independent franchisee identified above).
6. Powder coating and finishes are NOT covered by warranty. This applies to and may be covered by a MANUFACTURERS warranty but is not in any case extended by the SHINE 365 Limited Lifetime Warranty or any implied warranty through Outdoor Lighting Perspectives.



## PRODUCTS COVERED

Subject to the limitations and exclusions noted above, the following Outdoor Lighting Perspectives Products produced by Outdoor Living Brands Supply Corp. exclusively for Outdoor Lighting Perspectives are covered by the Shine365 limited lifetime warranty from the date of original retail purchase when you opt-in to the annual quality check service:

- All transformers installed by Outdoor Lighting Perspectives.
- In addition to the limitations set forth above, the warranty does not cover service calls to reset circuit breakers or GFCI's. If anyone other than a qualified Outdoor Lighting Perspectives technician accesses the transformer for any reason other than timer adjustment, this warranty is void. Any additional fixtures that are added to the transformers that may cause the transformer to overload will void the warranty.\*
- All brass and/or copper fixtures and well light fixtures installed by Outdoor Lighting Perspectives.
- Any fixtures damaged by homeowner or third-party will not be covered by warranty.  
\*
- Brass, heavy-duty glass covers.
- The warranty does not cover lost or stolen lens covers or scratches. Glass and plastic lens covers that have been covered in mulch or other debris resulting in damage are not covered by this warranty.
- Low-voltage wire
- The warranty does not cover wire mistakenly cut by the property owner or other vendors or electrical shortage to the line as a result of anything being driven, stapled or manipulated into the wire lines.
- LED bulbs

\*Note: All other transformers and fixtures including internal components installed by Outdoor Lighting Perspectives will be covered by the original manufacturer's warranty.

The following items are not covered under the Shine365 warranty include:

- All Lighting Control Automation controls, modules and astronomical timers.
- Halogen bulbs
- Any lens cover with a painted finish: The warranty does not cover lost or stolen lens

covers or scratches.

- Commercial fixtures
- RGBW (Red, Green, Blue, White) or any color-changing fixtures
- Integrated non-field-serviceable fixtures
- Bistro/String lighting lamps or cord
- Wifi, Z-Wave, Bluetooth or radio controlled control systems
- Holiday lighting and festive products including but not limited to C9 bulbs and wire, wreaths, garland, string lighting, tree wraps, etc.
- Roofline Track Lighting

## BASIC WARRANTY COVERAGE

For any customer that chooses not to be in the Shine365 limited lifetime warranty program or if your Shine365 warranty lapses, the following items are covered for two years from the date of installation:

- All transformers installed by Outdoor Lighting Perspectives. This limited warranty does not cover any damage due to: accident; misuse; abuse; theft; vandalism; riot; explosion; earthquake; lightning; fire; water or flood damage; negligent, reckless, knowing or intentional damage; issues caused by home electrical issues; or service calls to reset circuit breakers or GFCI's. If anyone other than a qualified Outdoor Lighting Perspectives personnel accesses the transformer for any reason other than timer adjustment, this warranty is void. Any additional fixtures that are added to the transformers that may cause the transformer to overload will void the warranty.
- All brass and/or copper fixtures and well light fixtures installed by Outdoor Lighting Perspectives. Any fixtures damaged by homeowner or a third-party will not be covered by warranty. This limited warranty does not cover any damage due to: accident; misuse; abuse; theft; vandalism; riot; explosion; earthquake; lightning; fire; water or flood damage; negligent, reckless, knowing or intentional damage; or issues caused by home electrical issues.
- LED bulbs except LightCraft Bistro Bulbs and Bistro String which are covered for a period of one year only.
- Low-voltage wire. The warranty does not cover wire mistakenly cut by the property owner or other vendors or electrical shortage to the line as a result of anything being

driven, stapled or manipulated into the wire lines.

- RGBW (Red, Green, Blue, White) or any color-changing fixtures
- Brass, heavy-duty glass covers. The warranty does not cover lost or stolen lens covers or scratches. Glass and plastic lens covers that have been covered in mulch or other debris resulting in damage are not covered by this warranty.

The following items are not covered under the basic warranty:

- All Lighting Control Automation controls, modules and astronomical timers.
- Halogen bulbs
- Any lens cover with a painted finish: The warranty does not cover lost or stolen lens covers or scratches.
- Commercial fixtures
- Integrated non-field-serviceable fixtures
- Holiday lighting and festive products including but not limited to C9 bulbs and wire, wreaths, garland, string lighting, tree wraps, etc.
- Bistro lighting bulbs and string
- Any damage due to: ACCIDENT; MISUSE; ABUSE; THEFT; VANDALISM; RIOT; EXPLOSION; EARTHQUAKE; LIGHTNING; FIRE; WATER OR FLOOD DAMAGE; NEGLIGENT, RECKLESS, KNOWING OR INTENTIONAL DAMAGE; OR ISSUES CAUSED BY HOME ELECTRICAL ISSUES. This limited warranty does not apply to any purchaser who bought the product from a reseller, distributor or non-authorized Outdoor Lighting Perspectives business, including but not limited to purchases from Internet auction sites. This limited warranty does not cover claims also covered by a manufacturer's warranty, any service contract, or claims covered by insurance (e.g., homeowner's insurance or general liability insurance).
- Roofline Track Lighting

## ROOFLINE TRACK LIGHTING

- Outdoor Lighting Perspectives (OLP) warrants only to the original end user that the products and parts used to complete and contribute to a functioning lighting system including, but not limited to, lights, power kits, controllers, extensions, cables,

connectors, and tracks will be free from defects in material and workmanship for 5 years.

- **DISCLAIMER OF ALL OTHER WARRANTIES.** NO OTHER WARRANTIES, EXPRESSED OR IMPLIED, ARE GIVEN, AND OLP EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES, INCLUDING AND WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to particular end users.
- **Limitations.** No salesperson, representative, or agent of OLP is authorized to make any guaranty, warranty, or representation that contradicts the terms contained in this Limited Warranty. Any waiver, alteration, addition, or modification to the warranties contained herein must be in writing and signed by authorized representatives of OLP to be valid, binding, and enforceable. OLP does not assume responsibility for any specific application to which any products or parts are applied including, but not limited to, compatibility with other equipment. All statements, technical information, or recommendations relating to the products or parts are based upon tests believed to be reliable, but do not constitute a guaranty or warranty. OLP SHALL NOT UNDER ANY CIRCUMSTANCES WHATSOEVER BE LIABLE TO ANY PARTY FOR LOSS OF PROFITS, DIMINUTION OF GOOD WILL, OR ANY OTHER SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES WHATSOEVER WITH RESPECT TO ANY CLAIM IN CONNECTION WITH OLP PRODUCTS AND PARTS. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to particular end users.
- **What May Void the Warranty.** This Limited Warranty shall be null and void in the following circumstances.
  1. Accident, damage, abuse or misuse of products or parts.
  2. Installation, modification or repair of any product or part by the end user or any non-authorized OLP service provider; or
  3. Improper use or installation, or damage by accident or neglect, of any product or part by end user or any third party; or
  4. Abnormal operating conditions or applications, including but not limited to power surges, lightning, hurricanes, tornadoes, tsunamis and other weather related incidents or acts of God.
  5. Failure of the end user or any third part to exercise caution to protect any product or

part or physical abuse.

## Claims

When presenting a claim under this Limited Warranty, you must provide Outdoor Lighting Perspectives with the original sales invoice, which constitutes evidence of the original purchaser's date of purchase. You must provide Outdoor Lighting Perspectives with documentation of all services performed on the Products.

To submit a claim, you must contact Outdoor Lighting Perspectives at:

Outdoor Lighting Perspectives of Richmond

1937 Limbeck Ln

Midlothian, VA 23112

(804) 874-9985

[richmond@outdoorlights.com](mailto:richmond@outdoorlights.com)

[Click here](#) if you no longer wish to receive notifications or related information about this proposal.

