

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
December 19, 2017, Meeting**

5. **COA-027198-2017** (C. Mullaney)

**533 Mosby Street  
Union Hill Old and Historic District**

**Project Description:** **Modify approved plans for a new garage.**

**Staff Contact:** **C. Jeffries**

The applicant requests approval to modify approved plans for a new garage at the rear of a property in the Church Hill North Old and Historic District. The previous design was approved on February 28, 2017 and also included plans for a new detached single family home. The applicant is proposing to add a second story to the 12'x20' frame garage.

**Staff recommends denial of the project.**

The proposed garage does not meet the Commission's Guidelines for sheds found on page 51 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* as the garage is not subordinate to the primary structure. The proposed modification would increase the height of the garage from approximately 10 feet to 20.5 feet. The approved single family home will be 23 feet to the top of the ridge beam. As the proposed garage is the same width as the home, 12 feet, and is of a very similar design and materials, staff believes the proposed garage will mimic the primary structure rather than appear subordinate to the dwelling.

It is the assessment of staff that the application is not consistent with the Standards for Rehabilitation and New Construction outlined in Sections 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.