


**Commission of Architectural Review**

1.COA-132793-2023	<b>Final Review</b>	Meeting Date: 7/25/2023
Applicant/Petitioner	Emma Goodman O'Rourke	
Project Description	Construct a shed in a rear yard.	
Project Location		
Address: 2235 Venable Street		
Historic District: Union Hill		
<p>High-Level Details:</p> <p>The applicant proposes to construct a rear 6' privacy fence and gate.</p> <p>The fence will be a simple design with vertical posts and horizontal pickets.</p> <p>Final site plan/extent of fence has not been determined.</p> <p>Rear yard fronts Burton Street which is defined by the city as a primary road and not an alley. Zoning considers the rear yard a front yard and a variance will be needed to waive the front yard fence height requirements of a maximum of four feet.</p> <p>This request is for CAR to review the merits of constructing a 6' fence in this location prior to the applicant applying for a variance from the Board of Zoning Appeals.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, <a href="mailto:alex.dandridge@rva.gov">alex.dandridge@rva.gov</a> , 804-646-6569	
Previous Reviews	None.	
Conditions for Approval	<p>Staff Recommends:</p> <ul style="list-style-type: none"> <li>Approval of a 6' fence to the rear and sides of the property with the condition that the applicant work with staff to determine a final site plan for the fence.</li> <li>final color and site plan to be administratively approved.</li> </ul>	

## Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Commission of Architectural Review</p> <p>Guidelines for Administrative Approval of Walls, Fences, and Gates</p>	<p><i>Board privacy fences and gates (allowed by zoning in rear and side yards) may be approved administratively if the following criteria are met:</i></p> <ul style="list-style-type: none"> <li>• <i>The privacy fence does not exceed 6.5 feet in height. Zoning and these guidelines shall allow an additional 1½ feet of height for posts, columns, and gates to the 6.5 feet.</i></li> <li>• <i>The privacy fence is constructed in the rear of the property.</i></li> <li>• <i>The fence possesses solid vertical elements (palings).</i></li> <li>• <i>The fence palings are butted together or have a separation not to exceed 2 inches.</i></li> <li>• <i>The tops of the palings are straight, curved, spear-shaped or dog-eared.</i></li> <li>• <i>A fence and/or gate located along a main thoroughfare is painted or opaquely stained a color or colors complementary to the main structure.</i></li> </ul>	<p>The applicant proposes to construct a rear privacy fence and gate. The fence will be constructed of wood and will have vertical palings and horizontal pickets. It will be 6-6.5 feet in height. The gate will have the same design as the fence.</p> <p>The Commission has given staff the authority to approve rear fences when they meet the criteria outlined in the adopted administrative approval guidelines and when the proposed height does not exceed to property’s zoning designation.</p> <p>While the fence is proposed to be at the side and rear of the primary building, because the rear yard is adjacent to Burton Street and not an alley, this lot is considered a “through parcel” with two front yards. This designation means that a 6’ fence is not by right on the property, and a variance from the Board of Zoning Appeals will be needed to allow for a 6’-6’5’ fence to be constructed to the rear of this property.</p> <p>While on a site visit, staff noted that there are several fences along Burton Street at the rear of the properties that front Venable Street. The fences appear to range from 4’ to 6’.</p> <p><u>Staff recommends approval of a 6’ fence to the rear and sides of the property with the condition that the applicant work with staff to determine a final site plan for the fence, final color and site plan to be administratively approved.</u></p>

*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. Fence along Burton Street



Figure 2. Fence along Burton Street



Figure 3. Fence along Burton Street



Figure 4. Existing fence at rear of subject property.



Figure 4.