



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: 608 N 27th St

Historic District: Church Hill North

Applicant Information Billing Contact

Name: Richard Lugg

Email: rickluggrva@gmail.com

Phone: 804-314-3979

Company: _____

Mailing Address: same as above

Applicant Type: Owner Agent Lessee

Architect Contractor

Other (specify): _____

Owner Information Billing Contact

Same as Applicant

Name: _____

Email: _____

Phone: _____

Company: _____

Mailing Address: _____

****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):

Use existing roof and pillars to extend the back of the house 8', replacing first and second floor decks.

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

Date

2-28-202

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.dandridge@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

608 N. 27th Street - CAR Application

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Owner

Richard Lugg
608 N 27th Street
Richmond, VA, 23223

Engineer

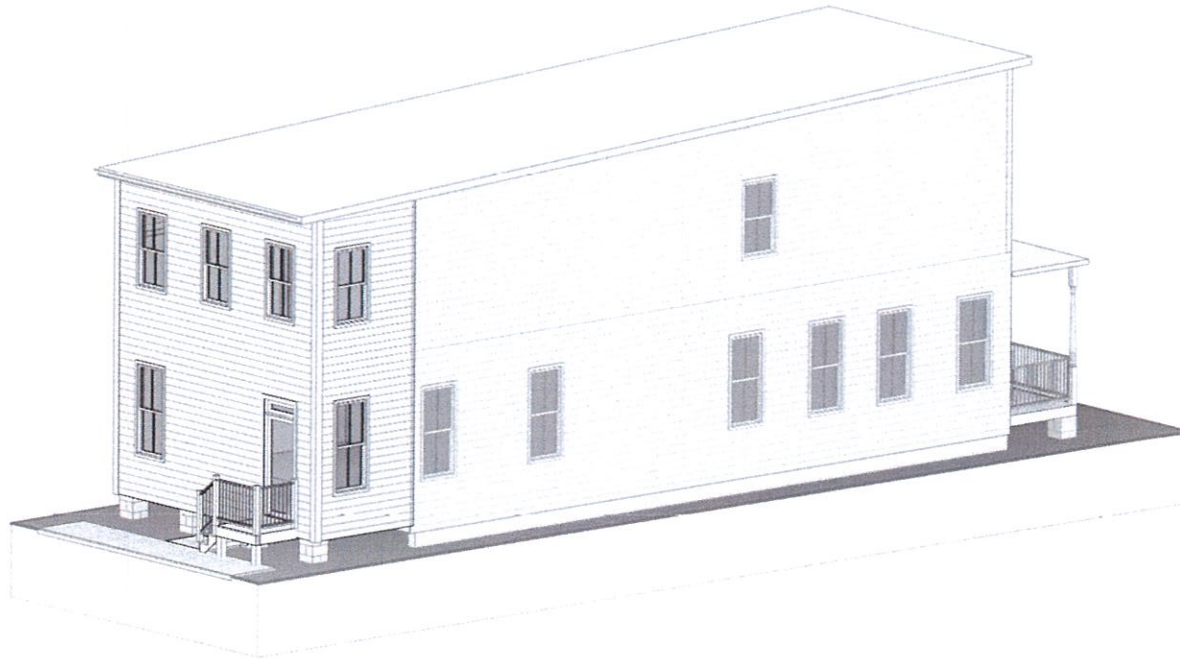
Obsidian, Inc.
Charles R. Field, P.E.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Property Information

Parcel ID	E0000434014
Zoning	R-8
Use	Residential
Setbacks	Front Yard = 10' min. 18' max. Side Yard = 3 feet Rear Yard = 5 feet
Lot Coverage	< 65%

Scope of Work

Scope of work will generally consist of the renovation to an existing structure in accordance with these plans and the Virginia Residential Code, 2018.

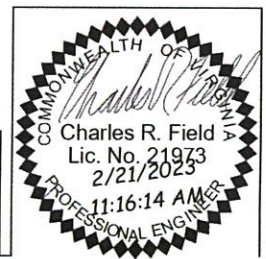


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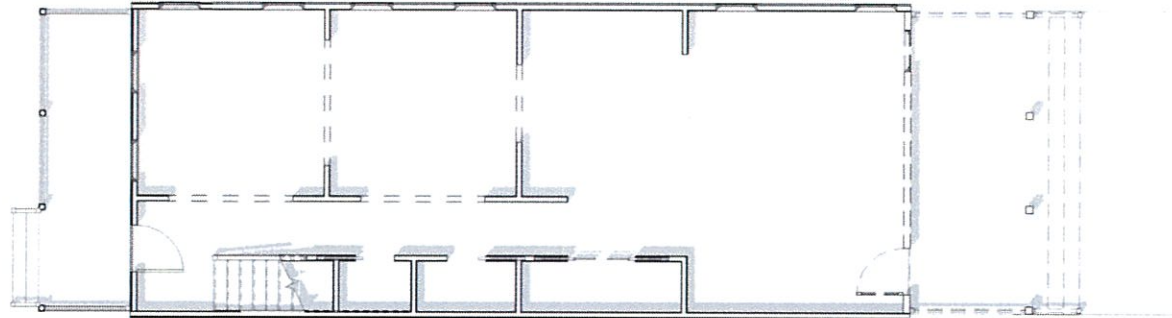
Cover Sheet
608 N. 27th Street
Rick Lugg

February 21, 2023

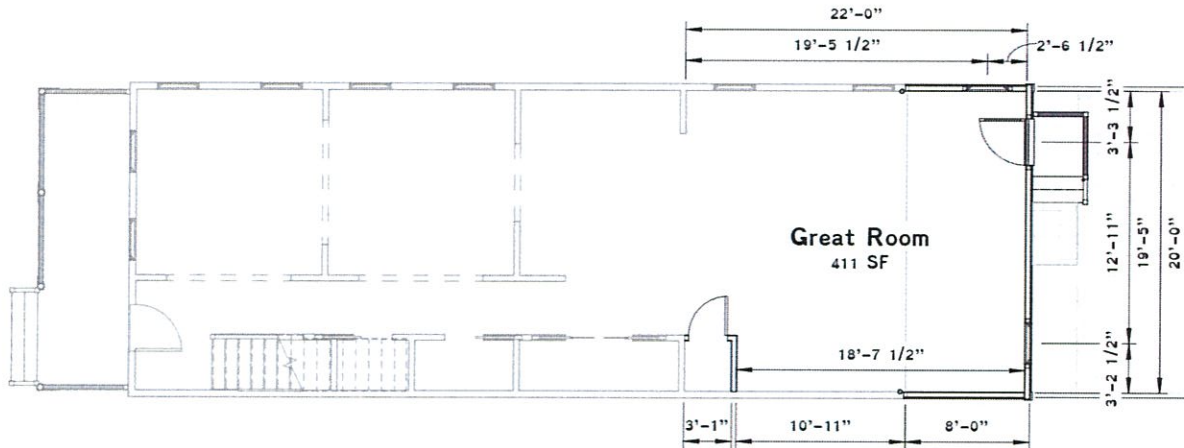
CAR 1



Rev.	Date	Description



1 1st Floor - Existing
1/8" = 1'-0"



2 1st Floor - Proposed
1/8" = 1'-0"

Rev.	Date	Description

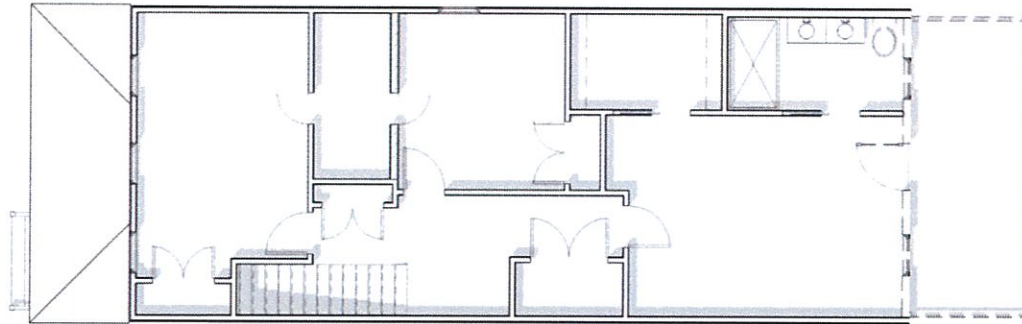
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 Richmond, VA 23223
 804.647.1589
 obsidianva@gmail.com

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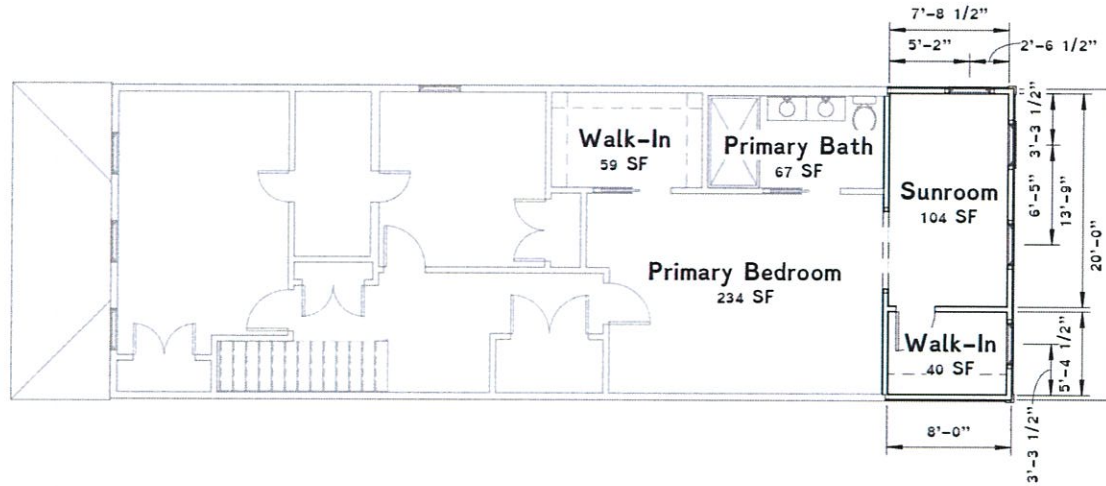
First Floor Plans
 608 N. 27th Street
 Rick Lugg

CAR 2





1 2nd Floor - Existing
1/8" = 1'-0"



2 2nd Floor - Proposed
1/8" = 1'-0"

Rev.	Date	Description

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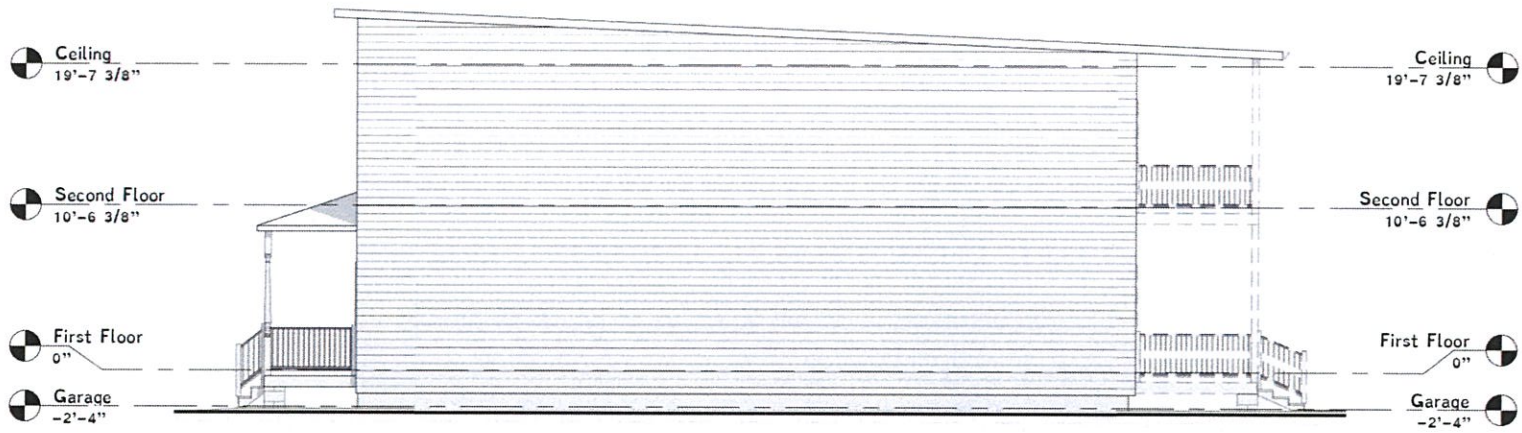
February 21, 2023

Second Floor Plans
608 N. 27th Street
Rick Lugg

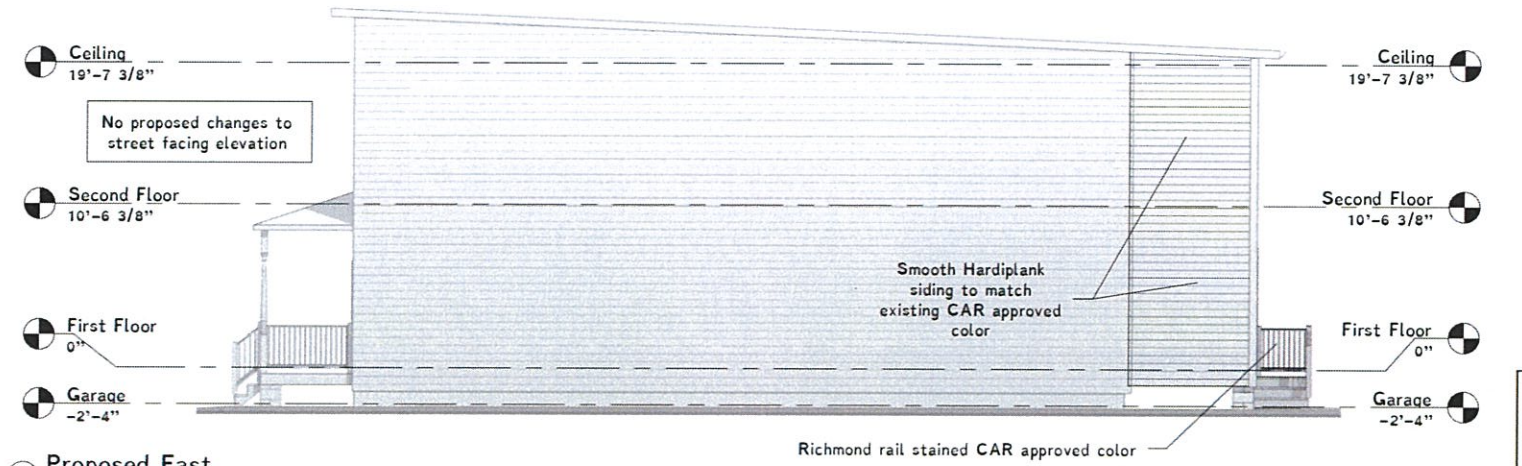
CAR 3



Print plans at 11" x 17", Tabloid



1 Existing East
1/8" = 1'-0"

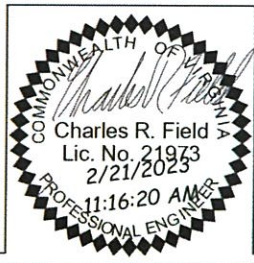


2 Proposed East
1/8" = 1'-0"

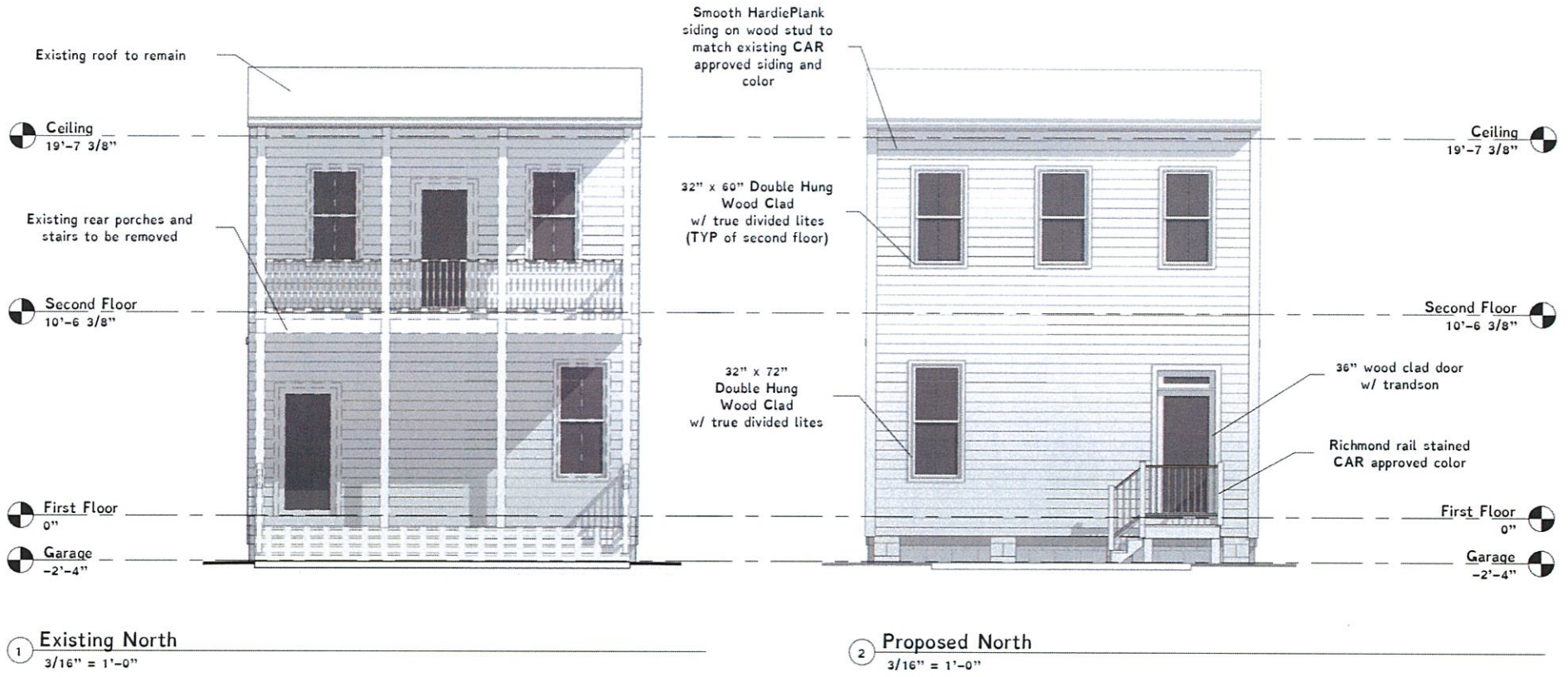
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Elevations
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CAR 4



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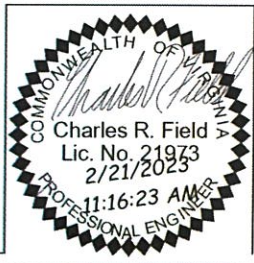


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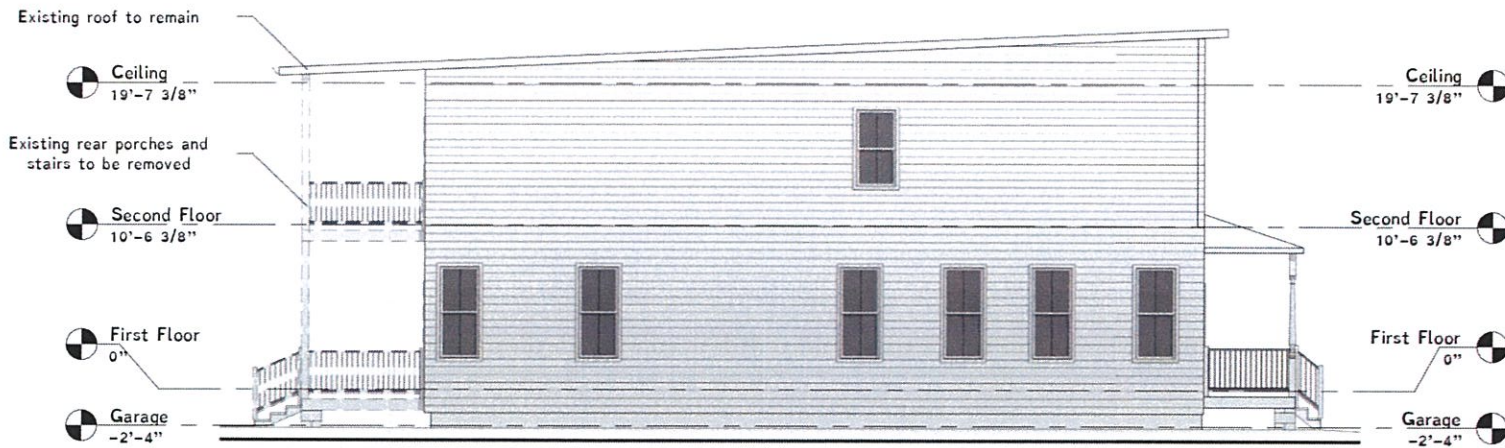
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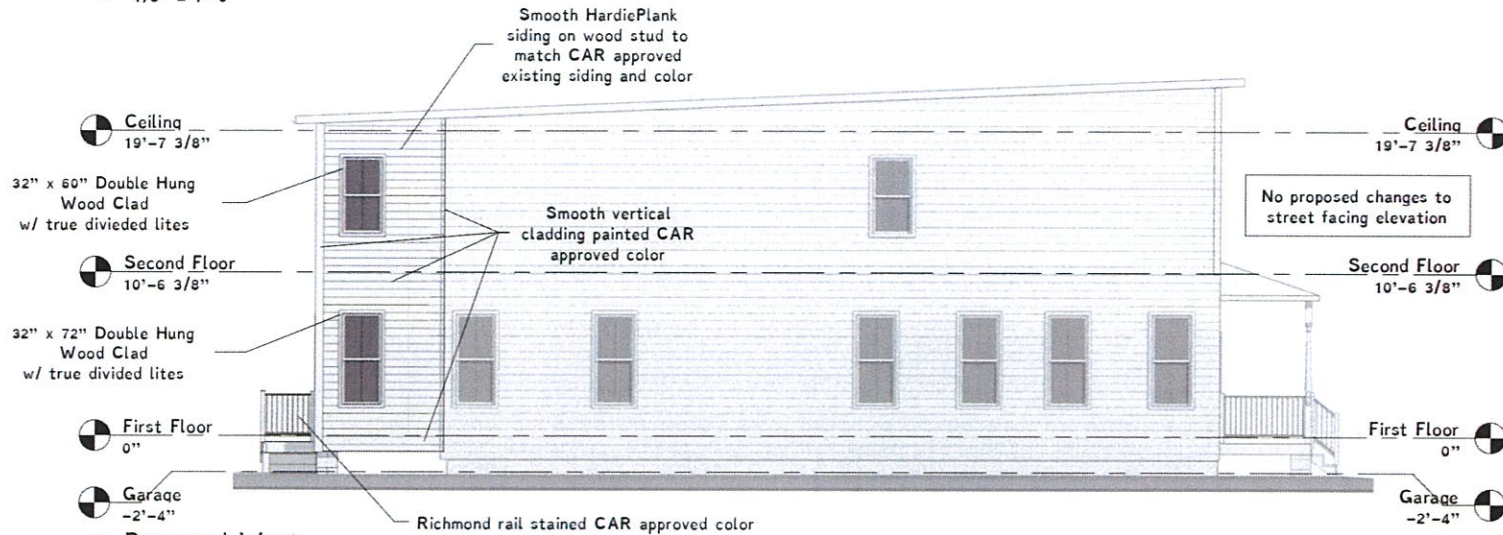
CAR 5



Print plans at 11" x 17", Tabloid



1 Existing West
1/8" = 1'-0"

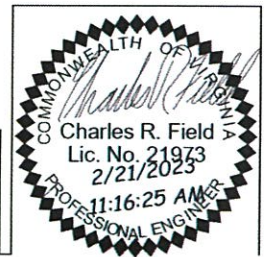


2 Proposed West
1/8" = 1'-0"

Rev.	Date	Description

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Elevations
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CAR 6



Back



BACK LEFT



BACK RIGHT



FRONT
LEFT



Front

RIGHT

