



**Property** (location of work)

Property Address: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

Historic District: \_\_\_\_\_

Application is submitted for: (check one)

- ☐ **Alteration**  
☐ **Demolition**  
☐ **New Construction**

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

\_\_\_\_\_  
**Applicant/Contact Person:** \_\_\_\_\_

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

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

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

**Property Owner:** \_\_\_\_\_

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

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

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.

**LM RVA Capital INVT II, LLC**

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

# Certificate of Appropriateness Application Instructions

Staff Contact: (804)-646-6569 | [alex.dandridge@rva.gov](mailto:alex.dandridge@rva.gov)

## Before You Submit

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](http://www.rva.gov/planning-development-review/commission-architectural-review).

**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.

## Submission Requirements

Please submit applications to 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 signature required.
- Supporting documentation, as indicated on the [checklist](#), which can be found under the 'Application Information' tab on the website.
- Payment of application fee, if required. Payment of the fee must be received before the application will be scheduled. An invoice will be sent via the City's Online Permit Portal. Please see [fee schedule](#) available on the CAR website for additional information.

A complete application includes a signed application form, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in the City Code of Ordinances 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 Information and Application Due Dates

- The Commission meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- Application hearings start at 4:00pm. Meetings are held in person at City Hall in the 5<sup>th</sup> floor conference room. Participation via Microsoft Teams is available. It is strongly recommended that at least one person, either the owner or applicant, attend the meeting in person.
- 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](http://www.rva.gov/planning-development-review/commission-architectural-review) or contact staff.
- 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.
- New construction will be required to go through a conceptual review. The conceptual review is non-binding.
- Applicants are encouraged to reach out to any relevant civic associations and immediate neighbors for new construction or large-scale projects prior to submitting to the Commission of Architectural Review.



July 8, 2025

Alex Dandridge, Secretary  
Commission of Architectural Review  
900 East Broad Street  
Richmond, VA 23219

Re: Certificate of Appropriateness Application at 1600 Monument Ave

Dear Mr. Dandridge,

Please accept this letter as the Applicant's Report for a Certificate of Appropriateness application at 1600 Monument Ave. With this application, the property owner, LM RVA Capital INVT II LLC, is petitioning the Commission of Architectural Review for a COA to authorize the construction of a parking area to serve an existing nonconforming multifamily family use in an R-6 Single-Family Attached Residential District. This proposal previously received a COA in 2018 (COA-039284-2018). This approval has since expired, and at your request, we are submitting a new application as you have determined that COA-039284-2018 is not eligible for an extension.

### ***Existing Site Conditions***

The subject property is a 0.61-acre parcel located at the northwest intersection of Monument Ave and North Lombardy St in the Monument Avenue City Old and Historic District. The property is improved with a 63-unit multifamily building constructed in 1924. This use is considered nonconforming as the property is currently situated in an R-6 Single-Family Attached Residential District. Additionally, the property contains a nonconforming restaurant. An outdoor dining area as part of this restaurant was authorized in 2014 by Ord No 2014-221-2015-146. The building footprint covers much of the parcel, however, a portion of the parcel at the western end of the property is currently a lawn/open space.

Surrounding properties along Monument Ave and nearby streets are a mixture of single-family attached and detached dwellings, multifamily, and institutional uses.

### ***Current Zoning***

The property is located in an R-6 Residential district where multifamily and commercial uses are not permitted. Because the multifamily use of the building has been continuous since its construction and prior to the implementation of the R-6 district in the area, the multifamily use of this building is

considered nonconforming. Similarly, the restaurant use preceded the current zoning and is also considered nonconforming. The expansion of the restaurant use in the form of an outdoor dining area was authorized by SUP Ord No 2014-221-2015-146. Any additional expansion of the nonconforming multifamily or restaurant uses require authorization by City Council. Accordingly, an application for a Special Use Permit to authorize the parking area has been submitted concurrently with this COA application.

### ***Proposal***

Should the COA and SUP be granted, a parking area with 22 spaces would serve the nonconforming multifamily use of the property. This parking area would be located at the western portion of the property that is currently occupied by a lawn/open space. Access to this parking area would be from the alley located at the rear of the property. Screening of the parking spaces would be provided by a 15-foot setback from Monument Ave, landscaping, and a four-feet high brick wall. The proposed configuration and design of this parking area and screen were previously approved by CAR in 2018 (COA-039284-2018). However, this approval has since expired.

### ***Richmond 300 Master Plan***

Richmond 300 designates the property for Neighborhood Mixed-Use land use. These areas are existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses. These areas also feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics.

The Plan recommends Primary single-family houses, accessory dwelling units, duplexes, small multifamily buildings (typically 3-10 units), and open space as primary uses. Secondary uses include multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Thank you for your consideration of this COA application. Please feel free to contact me at [lory@markhamplanning.com](mailto:lory@markhamplanning.com) or (804) 248-2561 if you have any questions or require additional materials to process the application.

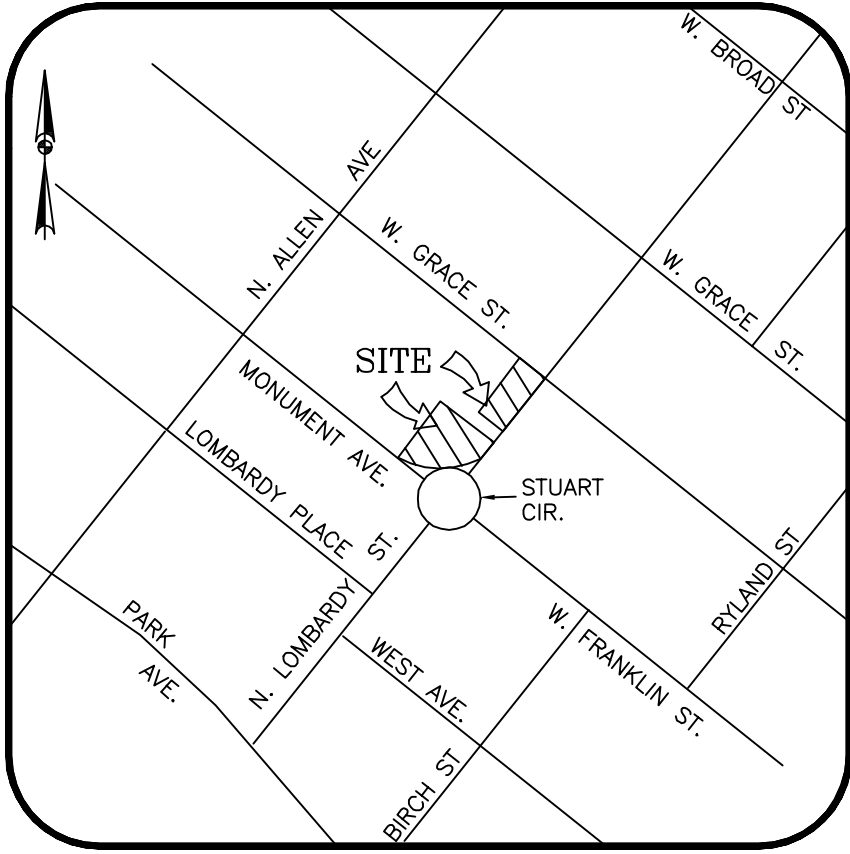
Very Truly Yours,



Lory Markham

Enc: Application form, plans, COA-039284-2018





VICINITY MAP  
NOT TO SCALE

#### NOTES CORRESPONDING TO SCHEDULE B EXCEPTIONS

4. NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY GRANTED BY DEED OF EASEMENT AND RIGHT OF WAY DATED APRIL 25, 2007 BY AND BETWEEN STUART COURT APARTMENTS, LLC AND CELCO PARTNERSHIP d/b/a VERIZON WIRELESS, RECORDED MAY 29, 2007 AS INSTRUMENT NO. 070017834. (NOT PLOTTED, DOCUMENT NOT PROVIDED)

#### POTENTIAL ENCROACHMENTS

- (A) BRICK WALK EXTENDS OVER WESTERN PORTION OF SUBJECT PROPERTY
- (B) ADJOINING BUILDING EXTENDS OVER NORTHERN PORTION OF SUBJECT PROPERTY
- (C) BUILDING EXTENDS OVER PROPERTY LINE INTO COBBLESTONE ALLEY
- (D) FENCE EXTENDS OVER WESTERN PORTION OF SUBJECT PROPERTY

#### GENERAL NOTES

1. THIS PLAT WAS BASED ON A FIELD SURVEY WITH A LINEAR PRECISION CLOSURE OF 1 FOOT IN 59421 FEET.
2. THIS PROPERTY HAS DIRECT ACCESS TO MONUMENT AVENUE LOMBARDY STREET, BOTH PUBLIC STREETS OR HIGHWAYS, AND A PUBLIC ALLEY.
3. THE NUMBER OF STRIPED PARKING SPACES IS 28 REGULAR AND 0 HANDICAPPED SPACES, AND A PUBLIC ALLEY, ALL ON PARCEL B.
4. THERE WAS NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED AT TIME OF SURVEY.
5. WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.
6. SUBAQUEOUS LANDS AND WETLAND AREAS WHICH MAY BE SUBJECT TO THE RIGHTS OF THE COMMONWEALTH OF VIRGINIA AND TO THE RIGHTS OF THE USA ARE NOT ALL DELINEATED PER THIS SURVEY.
7. BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THERE APPEARS TO BE NO CHANGE TO RIGHT OF WAY LINES FOR ADJACENT ROADWAYS, OR STREET OR SIDEWALK CONSTRUCTION REPAIRS, BY VISUAL INSPECTION, OR ANY INFORMATION SUPPLIED TO SURVEYOR.
10. THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 510129 0010C, WHICH HAS AN EFFECTIVE DATE OF 7/20/1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE.
11. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
12. BEARING AND DISTANCES IN PARENTHESIS ARE FROM RECORD DESCRIPTION.

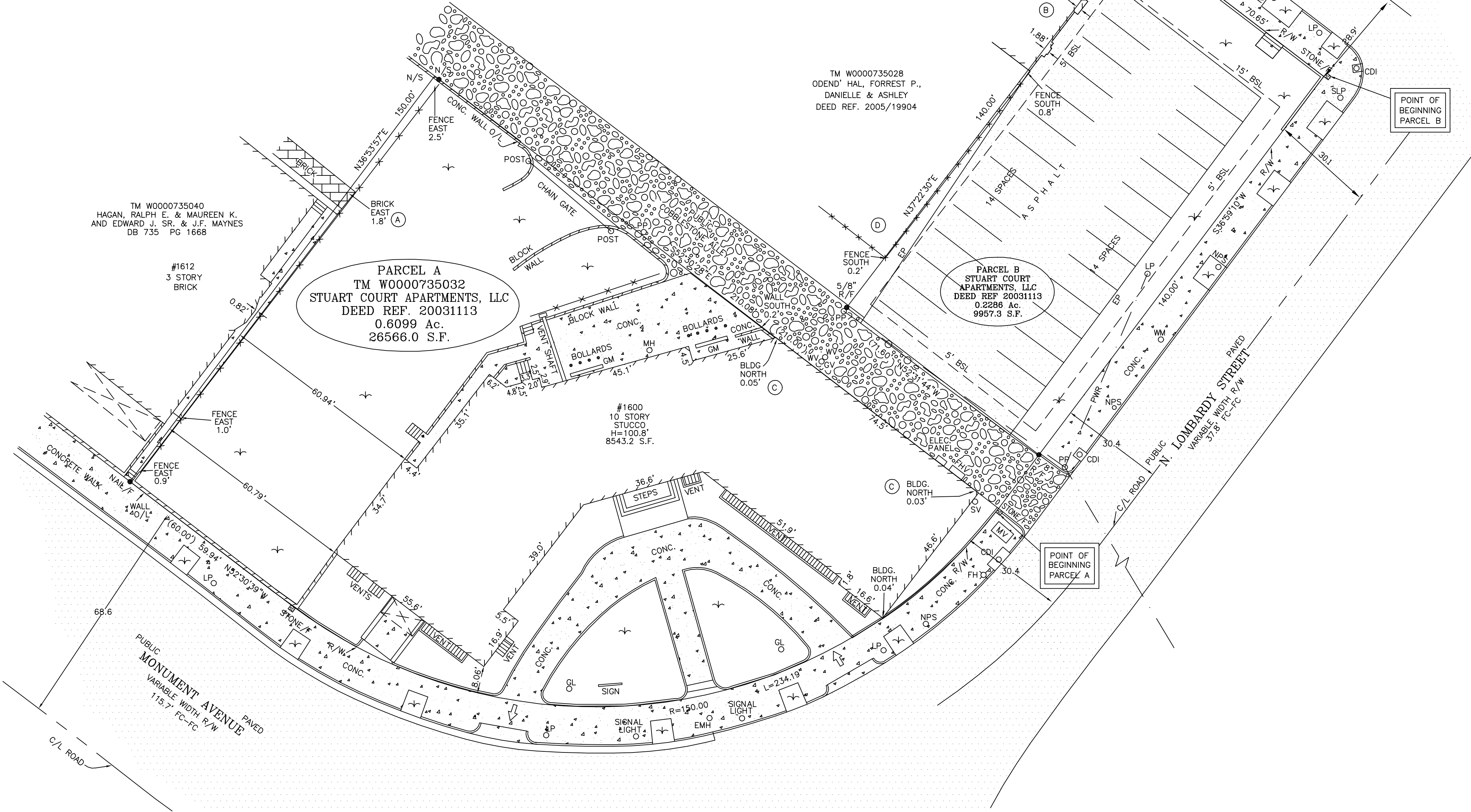
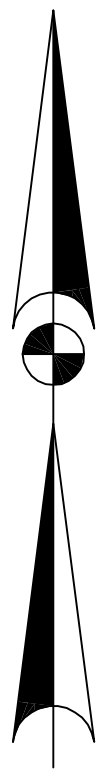
#### UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

#### LEGEND

CONC. = CONCRETE	CDI = CURB DROP INLET
FC = FACE OF CURB	GL = GROUND LIGHT
C&G = CURB & GUTTER	—PWR— = OVERHEAD POWER LINES
PP = POWER POLE	FHV = FIRE HOSE VALVES
= GRASS	= FENCE
LP = LIGHT POLE	SV = SPRINKLER VALVE
= BUILDING	WM = WATER MAIN
NPS = NO PARKING SIGN	FH = FIRE HYDRANT
= WALL	= COBBLESTONE
/F = FOUND	R/F = ROD FOUND
H&T/F = HUB & TACK FOUND	BSL = BUILDING SETBACK LINE
N/S = NAIL SET	C/L = CENTERLINE
EP = EDGE OF PAVEMENT	

PER DEED REF. 2002 31113  
RECORD MERIDIAN



#### LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OF LAND, IN THE CITY OF RICHMOND, VIRGINIA, KNOWN AS 1600 MONUMENT AVENUE AND AS LOTS 217, 218, 219, 220, 221 AND 223 AND A QUADRANT COURT IN THE REAR OF THE LOTS NOS. 217 THROUGH 221, ALL ON THE PLAN MADE BY PACIULLI, SIMMONS & ASSOCIATES, LTD., DATED SEPTEMBER 23, 1986, REVISED OCTOBER 14, 1986, A COPY OF WHICH IS RECORDED IN PLAT BOOK 37, PAGE 91, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:  
BEGINNING AT A POINT MARKED BY A STONE ON THE SOUTH LINE OF AN ALLEY 19.90 FEET WIDE WHICH EXTENDS FROM LOMBARDY STREET TO ALLEN AVENUE, BETWEEN MONUMENT AVENUE AND WEST GRACE STREET, AT THE INTERSECTION OF SAID ALLEY WITH THE NORTHERN END OF THE CURVED INTERSECTION OF LOMBARDY STREET AND MONUMENT AVENUE, THENCE EXTENDING IN A SOUTHERLY, SOUTHWESTERLY AND WESTERLY DIRECTION ALONG THE CURVED INTERSECTION OF LOMBARDY STREET AND MONUMENT AVENUE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 150 FEET A DISTANCE OF 234.19 FEET TO A STONE; THENCE CONTINUING IN A WESTERLY DIRECTION ALONG THE NORTHERN LINE OF MONUMENT AVENUE, A DISTANCE OF 60 FEET TO A FOUND NAIL IN THE CURB IN CONCRETE; THENCE EXTENDING IN A NORTHERLY DIRECTION AT RIGHT ANGLES TO MONUMENT AVENUE, ALONG THE LINE BETWEEN WESTERN PROPERTY LINE OF 223 ON SAID PLAN, A DISTANCE OF 150 FEET TO THE SAID ALLEY 19.90 FEET WIDE AT A FOUND ROD; AND THENCE EXTENDING IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID ALLEY A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING.

PARCEL B:  
BEGINNING AT A STONE AT THE INTERSECTION OF THE SOUTHERN LINE OF WEST GRACE STREET WITH THE WESTERN LINE OF LOMBARDY STREET, THENCE EXTENDING WESTWARDLY ALONG THE SOUTHERN LINE OF WEST GRACE STREET AND FRONTING THEREON 70.65 FEET TO A POINT THEREON OPPOSITE THE PARTY WALL BETWEEN NOS. 1605 AND 1607 WEST GRACE STREET, THENCE FROM SAID FRONT EXTENDING BACK SOUTHWARDLY, BETWEEN LINES NEARLY PARALLEL, THE EASTERN OF WHICH IS THE WEST LINE OF LOMBARDY STREET, AND THE WESTERN OF WHICH PASSES IN PART THROUGH THE SAID PARTY WALL, 140 FEET TO AN ALLEY 19.90 FEET WIDE, ON WHICH SAID LOTS ABUT 71.60 FEET.

THE ABOVE DESCRIBED PROPERTY IS THE SAME PROPERTY AS THAT DECEIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. BC5-661630-VAS4 BEARING AN EFFECTIVE OF MARCH 28, 2014 AT 8:00 A.M.

#### ALTA / ACSM LAND TITLE SURVEY

of  
"CHESTERFIELD APARTMENTS"  
900 WEST FRANKLIN STREET  
RICHMOND, VIRGINIA

#### SURVEYOR'S CERTIFICATION

TO: RAIT PARTNERSHIP, L.P. AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(c), 7(d)(1), 7(c), 8, 9, 10(c), 11(c), 13, 14, 16, 17, 18, 20(c) AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 7, 2014.

DATE OF PLAT OR MAP: APRIL 11, 2014

BRUCE C. LANDES  
REGISTRATION NO. 1342  
IN THE COMMONWEALTH OF VIRGINIA

#### Landmark-fleet Surveyors, P.C.

#### CONSULTING · LAND SURVEYORS · PLANNERS

8014 Midlothian Turnpike Suite 103 P.O. Box 35957  
Richmond, Virginia 23235

Phone (804)327-0333 Fax (804)330-5558

DRAWN BY: RLD/BAC JN: 22563 SHEET 1 of 1  
(REF JN: 19714)

20 0 20 40  
SCALE 1" = 20 FEET

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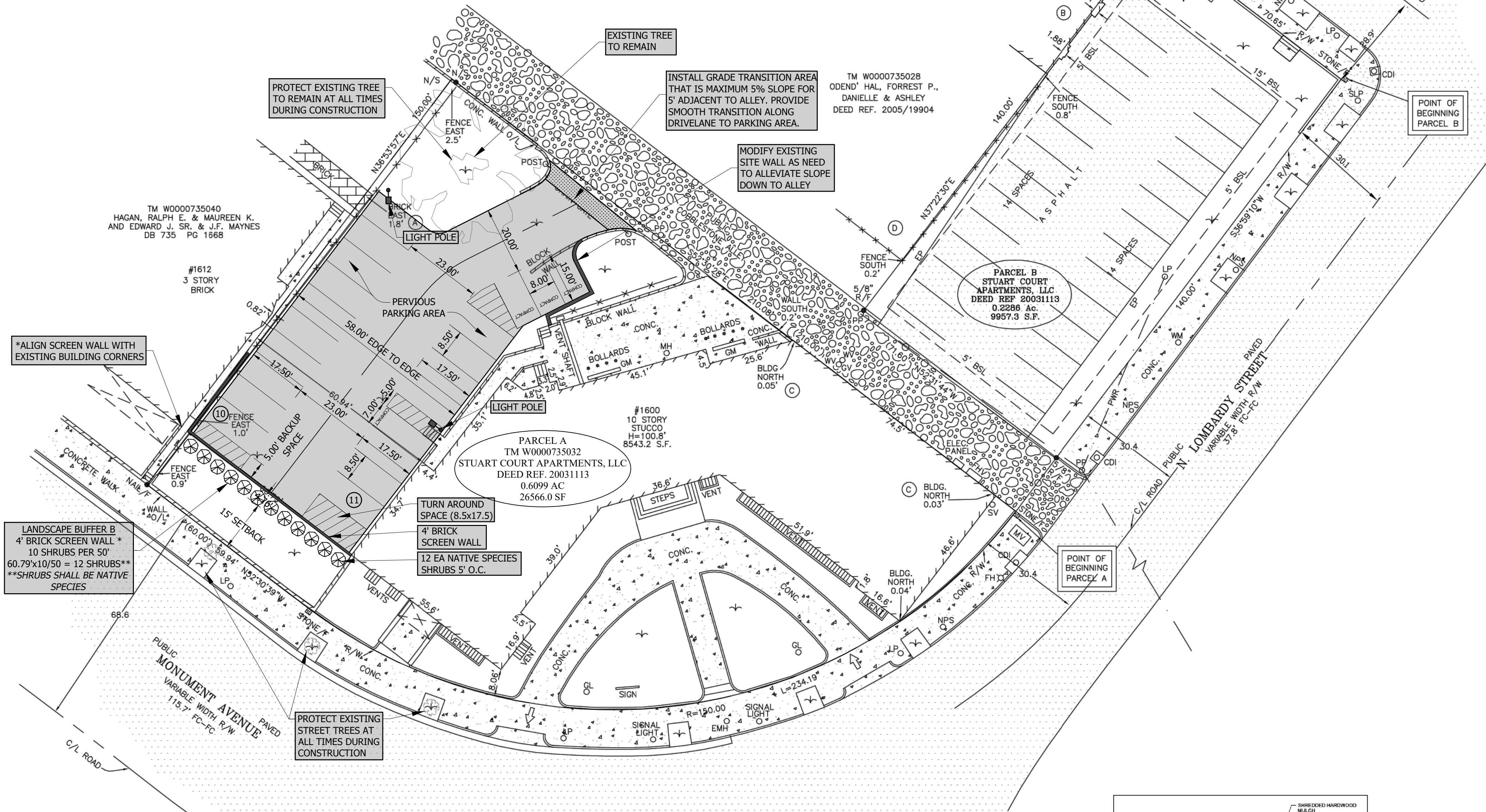
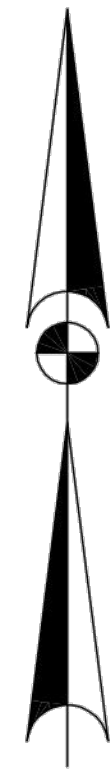


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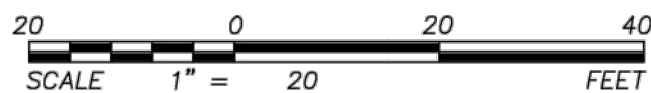
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PER DEED REF. 2002 31113  
RECORD MERIDIAN



ZONING DATA

ZONING INFORMATION NOT PROVIDED AT TIME OF SURVEY PURSUANT TO TABLE A ITEM 6(b)  
ZONED R-6



PLANT SCHEDULE							
SYMBOL	TOTAL QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT TYPE	SIZE	SPACING	COMMENTS
VS	12	VIRGINIA NATIVE SHRUB	VIRGINIA NATIVE SHRUB	3 GAL	3' HT.	5' O.C. (+)	PARKING LOT BUFFER SHRUBS

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BEGINNING AT A STONE AT THE INTERSECTION OF THE SOUTHERN LINE  
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THE ABOVE DESCRIBED PROPERTY IS THE SAME PROPERTY AS THAT  
DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE  
COMMITMENT NO. BCS-661630-VA54 BEARING AN EFFECTIVE OF  
MARCH 28, 2014 AT 6:00 A.M.

ALTA / ACSM LAND TITLE SURVEY

of  
"CHESTERFIELD APARTMENTS"  
900 WEST FRANKLIN STREET  
RICHMOND, VIRGINIA

SURVEYOR'S CERTIFICATION

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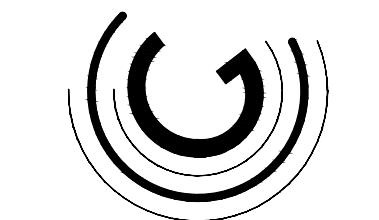
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DRAWN BY: RLD/BAC JN: 22563 SHEET 1 of 1  
(REF JN: 19714)



GRADIENT

1406 Laburnum Park Boulevard  
Richmond, VA 23227  
804.399.0500



REVISIONS

REV NO.	DATE	DESCRIPTION

PARKING LOT ADDITION

Richmond, Virginia

1600 MONUMENT AVENUE

DATE: 04.16.2025

PROPOSED  
SITE PLAN

C3.1

Project Number: 2408 © Gradient 2025





1600 MONUMENT AVENUE

July 2018

 **Dewberry**





1600 MONUMENT AVENUE

July 2018

 **Dewberry**



August 29, 2018

Luis Cozza  
55 5th Avenue, 14th Floor  
New York, NY 10003

RE: 1600 MONUMENT AVE  
Application No. COA-039284-2018


Dear Applicant:

At the January 23, 2018, meeting of the Commission of Architectural Review, the review of your application for a Certificate of Appropriateness resulted in the following action: **approved with conditions**. Specifically, the Commission approved the application as submitted for the reasons cited in the staff report provided that the following conditions are met: the design of the wall be altered to include one opening at the turn-around area and another vertical element be incorporated at the opposite end of the wall to create visual balance and the new design be submitted for staff review and approval; a sloped brick cap be installed on the wall to create visual interest and protect the wall from water infiltration; a brick sample be submitted to staff for administrative review and approval; and the lighting plan be revised to utilize smaller fixtures more in scale with the district and the revised plan be submitted to staff for administrative review.

You, or any aggrieved party, have the right to appeal a decision of the Commission of Architectural Review to City Council as specified in Section 30.930 of the Richmond City Code. A petition stating reasons for the appeal must be filed with the City Clerk within 15 days of this meeting.

If you have any questions, please contact me at (804) 646-7550 or by e-mail at [Carey.Jones@richmondgov.com](mailto:Carey.Jones@richmondgov.com).

Sincerely,



Carey L. Jones, Secretary  
Commission of Architectural Review