



Property (location of work)

Property Address: 700 North 21st Street Current **Zoning**: R-63
Historic District: Union Hill Historic District

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

The proposed development, located at 700 North 21st Street in the Union Hill Historic District, is a three-story structure with two dwelling units over 1,000 SF of ground floor retail.



Applicant/Contact Person: Casey Stone

Company: Obsidian Engineering

Mailing Address: 417 N. 22nd Street

City: Richmond State: VA Zip Code: 23223

Telephone: (443) 603-2911

Email: casey.obsidian.rva@gmail.com

Billing Contact? No Applicant Type (owner, architect, etc.): Architect

Property Owner: Ed Fendley

If Business Entity, name and title of authorized signee: _____

Mailing Address: 702 N. 21st Street

City: Richmond State: VA Zip Code: 23223

Telephone: (386) 281-2316

Email: EdFendley@gmail.com

Billing Contact? No

****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:  Date: 8-29-2025

The proposed development, located at 700 North 21st Street in the Union Hill Historic District, is a three-story structure with two dwelling units over 1,000 SF of ground floor retail.

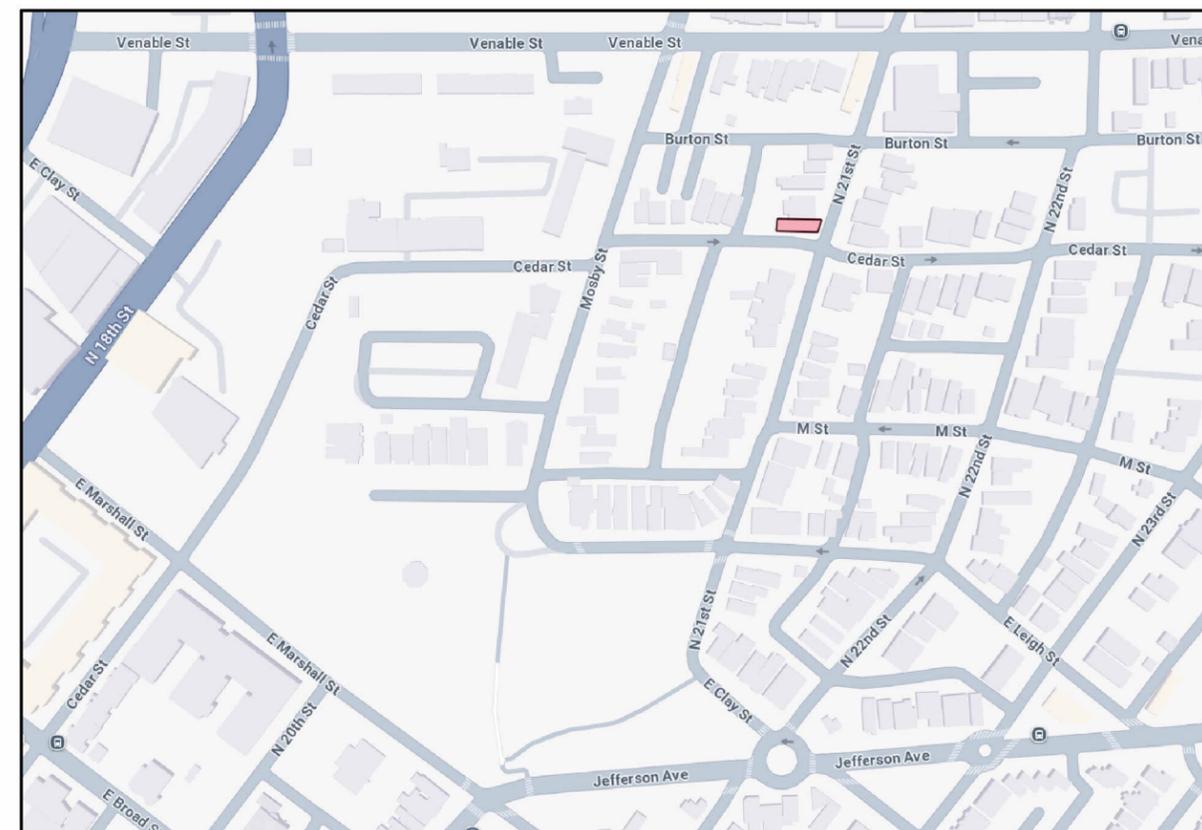
The project is located within R- 63 zoning requirements and the project team will continue to work with the Richmond City Zoning Department on a variance for a reduced side yard setback abutting 702 North 21st Street. Both lots (700 and 702 North 21st Street) are owned by Ed Fendley.

The 2000 block of Cedar St has single-family dwellings and duplexes. Along the south side of Cedar Street, the two story duplexes have elevated stoops and entrances above the street level to accommodate the site topography. At the end of the block, where Cedar St meets Mosby St, there is a large three and four story multi-family dwelling building. Along 21st Street there are attached single-family dwellings, with the dwellings on the east side of the street having elevated stoop entries. One block north on 21st Street, at the intersection with Venable Street, there are commercial storefronts with residential units above.

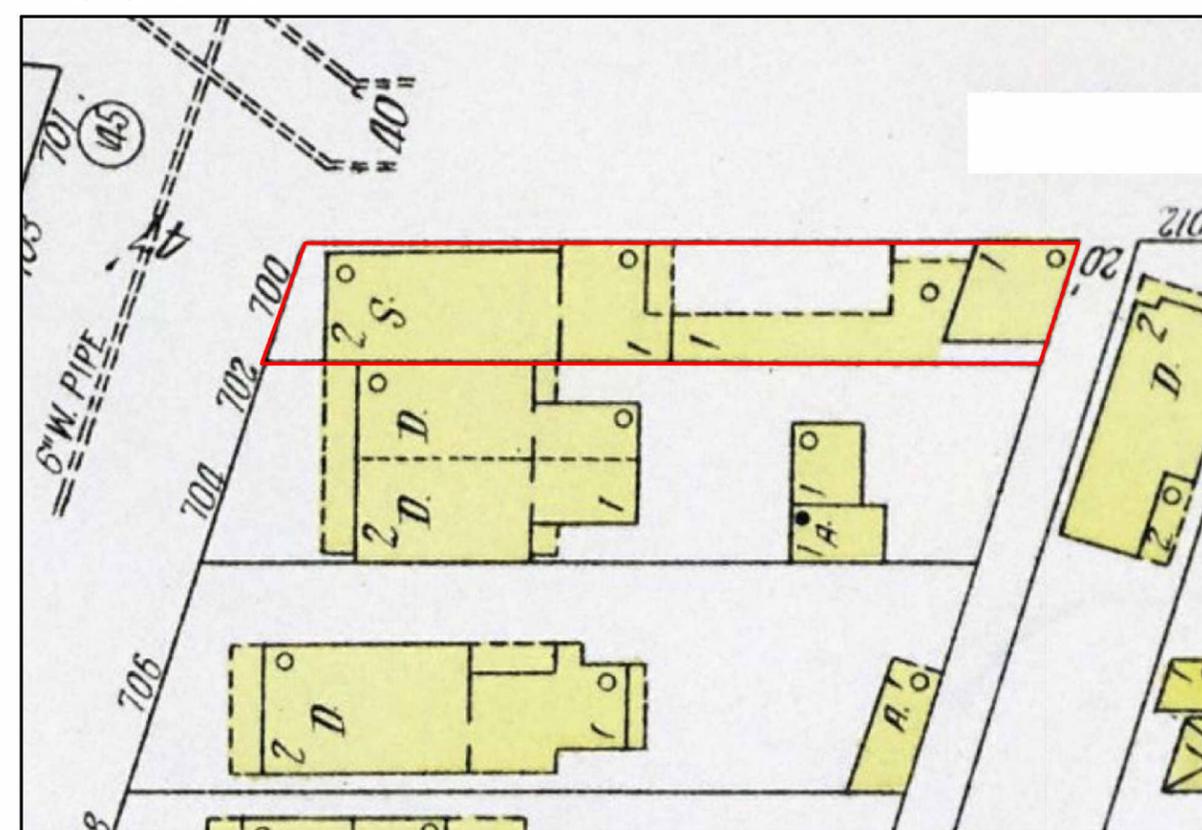
The proposed project has frontage on both North 21st Street and Cedar Street. The Residential entry faces N. 21st St. and is stepped back to be in line with the entry porches of the existing single family dwellings on the street. The main commercial entry is at the corner of N 21st St. and Cedar St, with an entry awning above. And there is a secondary commercial entrance from Cedar Street, with open green space and a raised deck. The building facade at the first level has storefront between pilasters on top of a parged base, wrapping from the main entry corner on N 21st St, down the length of Cedar St, and continuing to the rear facade at the patio - with the intention that both the main entry and the rear patio entry resonate with the look and feel of typical Union Hill commercial corner storefronts.

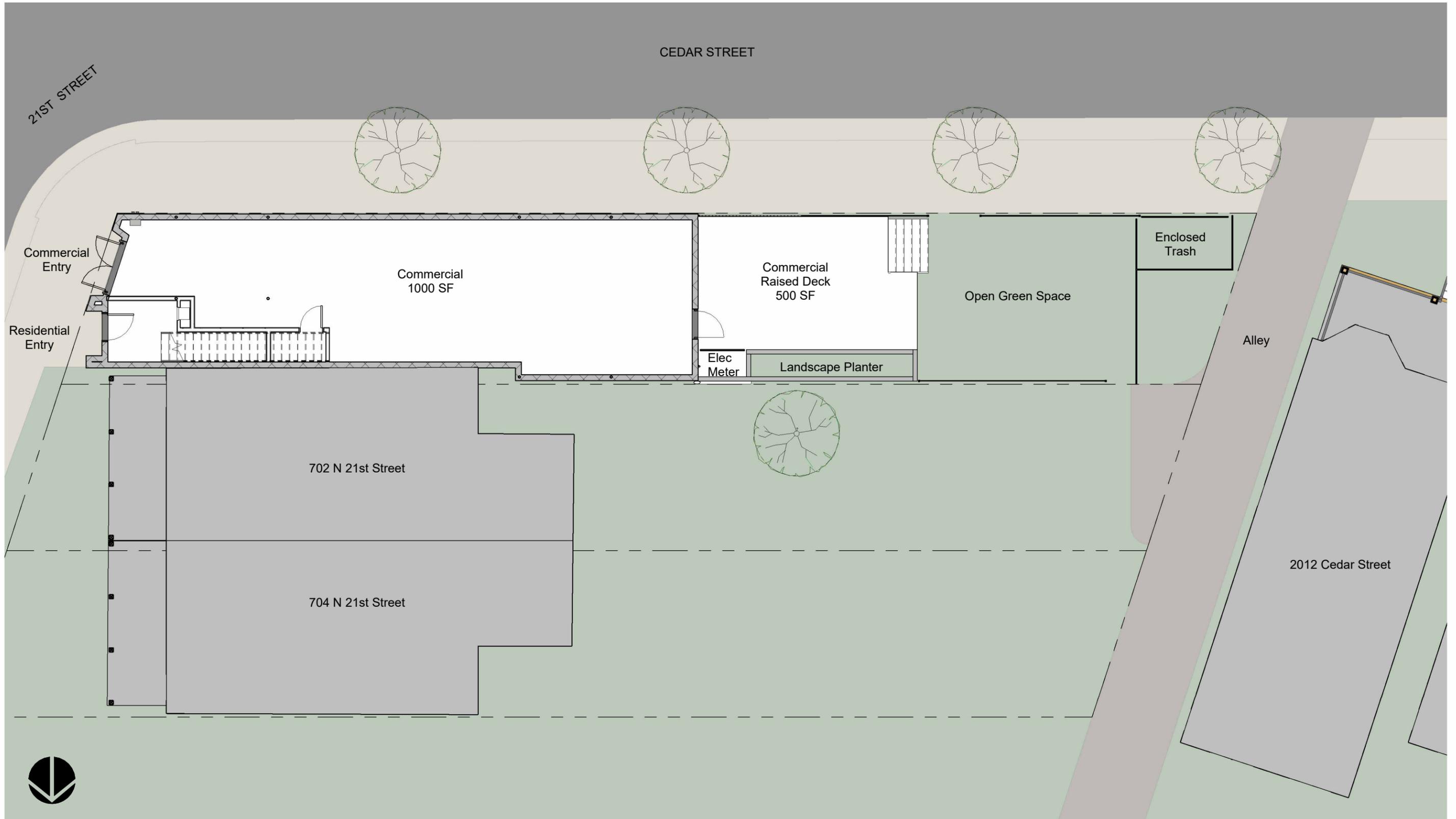
Similar to the historic clapboard siding typical in Union Hill, the residential units above will be clad with horizontal lap siding. The inset balconies and pitched roof shapes are intended to add a strong vertical orientation to the facade, characteristic of the residences in the neighborhood. There is a cornice line at the roof line, as well as at the change in material from the first to second and third floors. The lower cornice line at 13'-4" above grade is of a similar scale to the nearby commercial storefronts, bringing the facade at the first floor level down to a pedestrian scale.

VICINITY MAP



HISTORIC SITE MAP







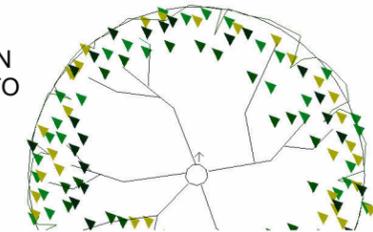
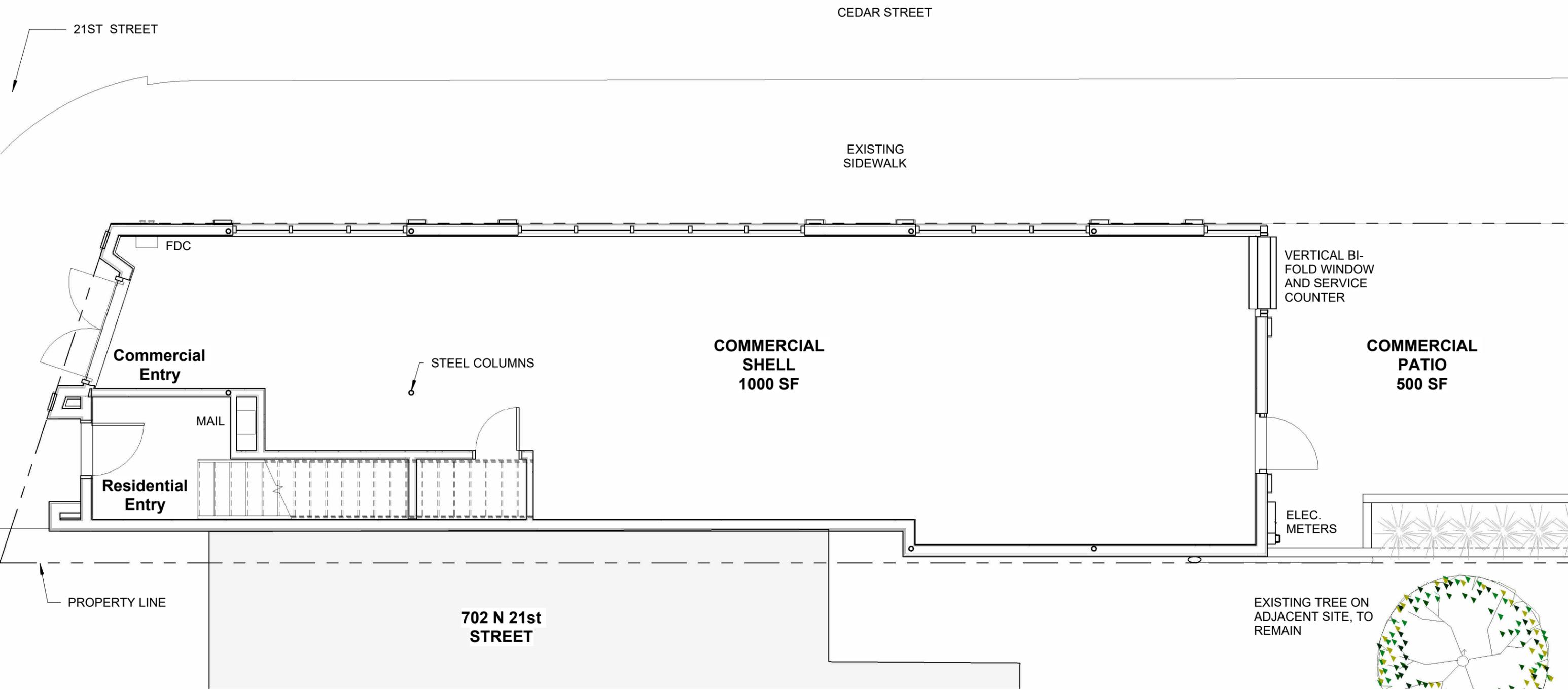
Rear Commercial Patio with Service Window

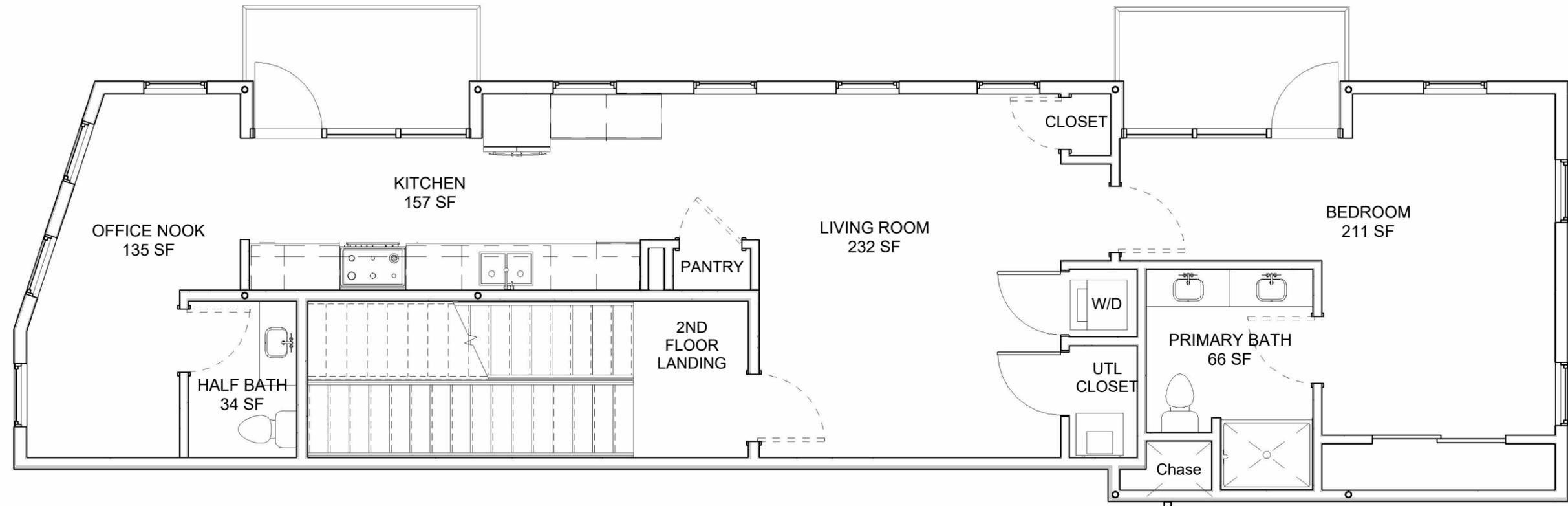


21st Street View

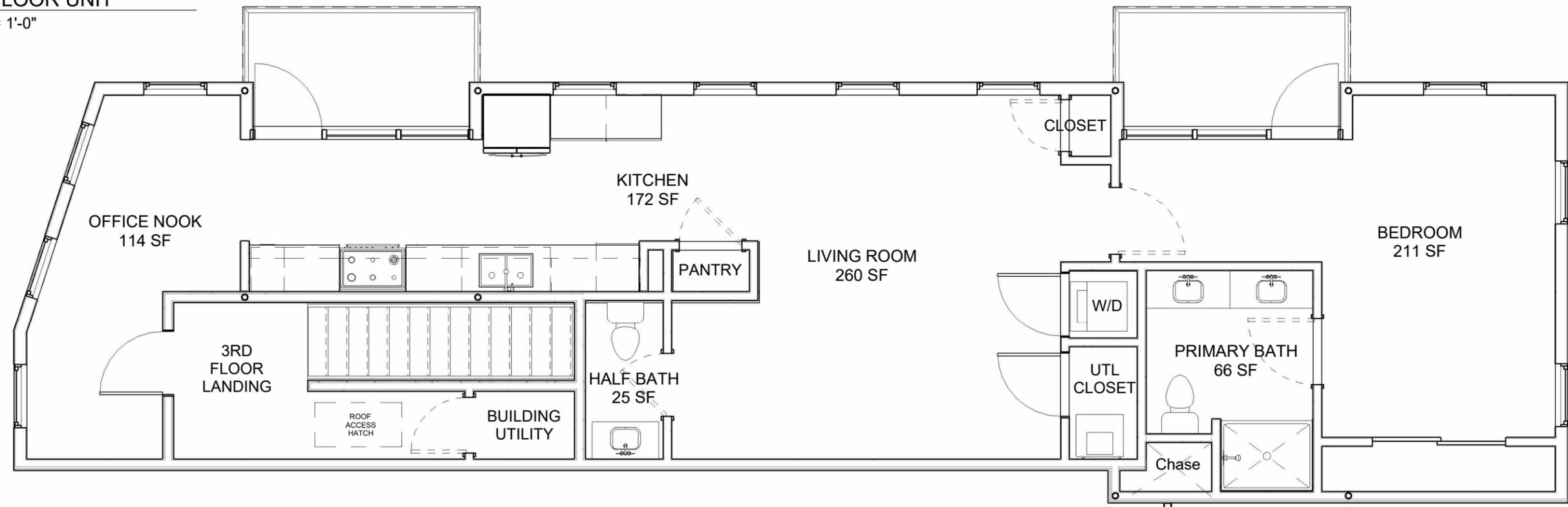


Cedar Street View





1 2nd FLOOR UNIT
3/16" = 1'-0"



2 3rd FLOOR UNIT
3/16" = 1'-0"

PROPOSED ELEVATION DESIGN

- ① STANDING SEAM METAL ROOF WITH MATCHING FASCIA AND GUTTER. ENGINEERED WOOD SOFFIT BELOW
- ② FIBER CEMENT LAP SIDING - PAINTED
- ③ FIBER CEMENT PANEL SIDING - PAINTED
- ④ PARGED FOUNDATION WALL
- ⑤ SINGLE HUNG WINDOW - 34"x 60"
- ⑥ CANTILEVERED METAL BALCONY WITH ENGINEERED WOOD SOFFIT BELOW
- ⑦ METAL RAILING
- ⑧ STOREFRONT ASSEMBLY

- ⑨ HOLLOW METAL DOOR, PAINTED
- ⑩ VERTICAL BI-FOLD WINDOW
- ⑪ WOOD PANEL WITH TRIM, PAINTED
- ⑫ FIBERGLASS PILASTER, PAINTED
- ⑬ FIBERGLASS CORNICE, PAINTED
- ⑭ METAL CANOPY WITH ENGINEERED WOOD SOFFIT BELOW
- ⑮ ELECTRICAL METER BANK, TO BE COORDINATED WITH DOMINION
- ⑯ TRASH ENCLOSURE

- ⑰ CONDUCTOR BOX AND DOWNSPOUT PIPED TO LANDSCAPING PLANTER
- ⑱ ADJACENT SINGLE FAMILY HOUSE
- ⑲ ELECTRICAL METERS
- ⑳ LANDSCAPING PLANTER
- ㉑ RAISED WOODED DECK
- ㉒ SCREEN
- ㉓ OVERFLOW



1 ENTRY ELEVATION
1/8" = 1'-0"



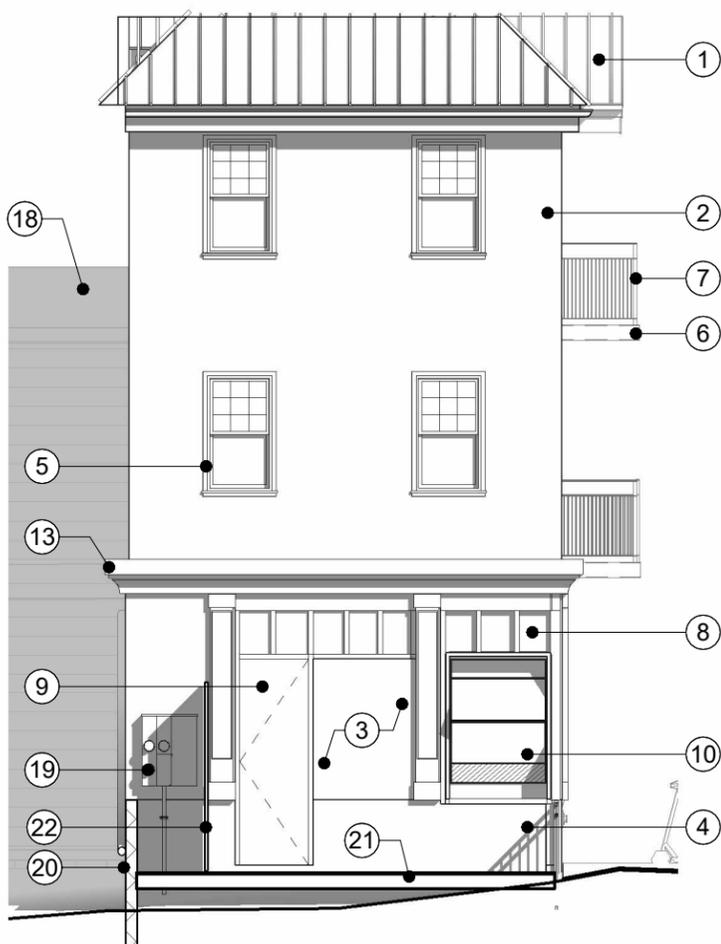
2 CEDAR STREET
1/8" = 1'-0"

PROPOSED ELEVATION DESIGN

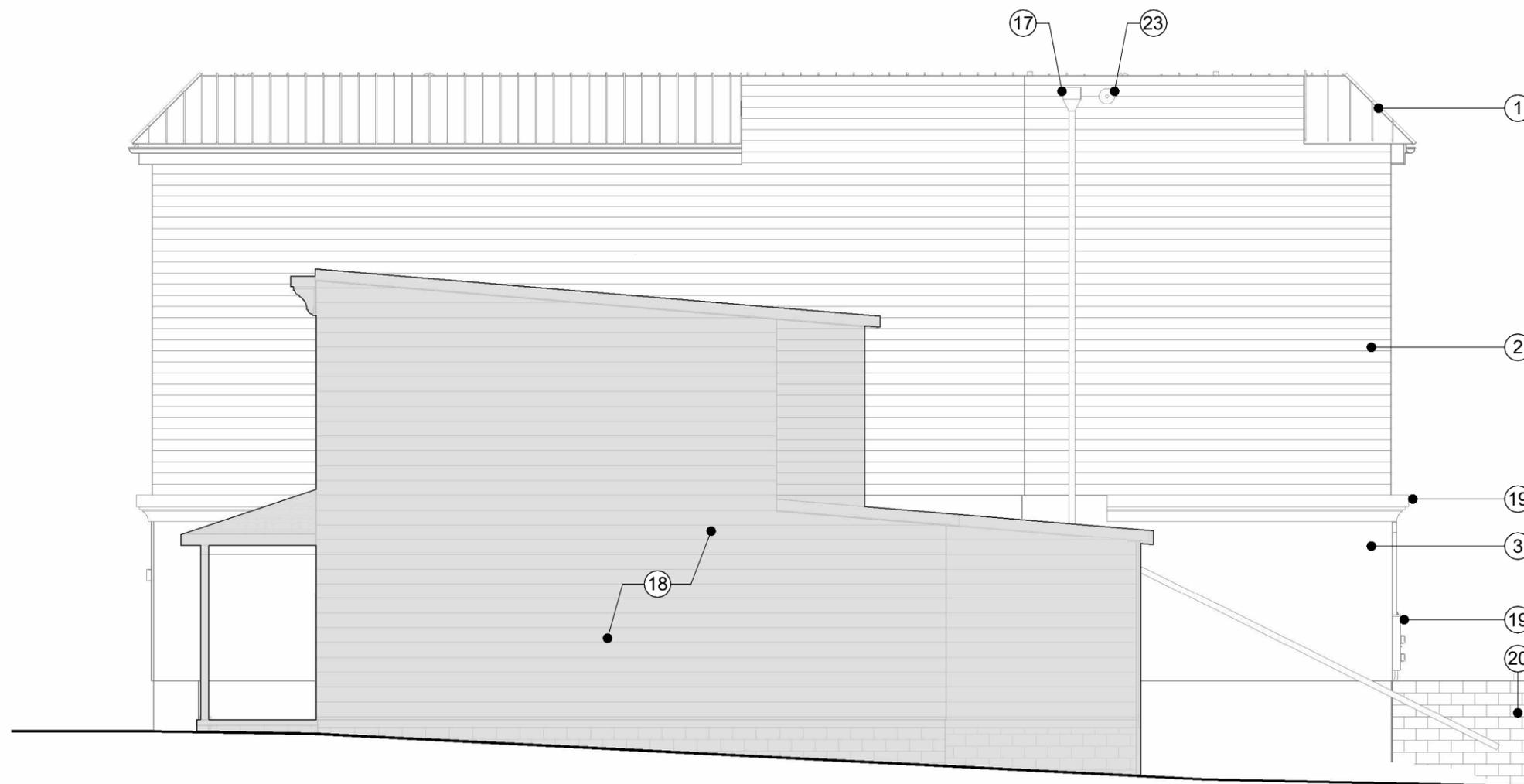
- ① STANDING SEAM METAL ROOF WITH MATCHING FASCIA AND GUTTER. ENGINEERED WOOD SOFFIT BELOW
- ② FIBER CEMENT LAP SIDING - PAINTED
- ③ FIBER CEMENT PANEL SIDING - PAINTED
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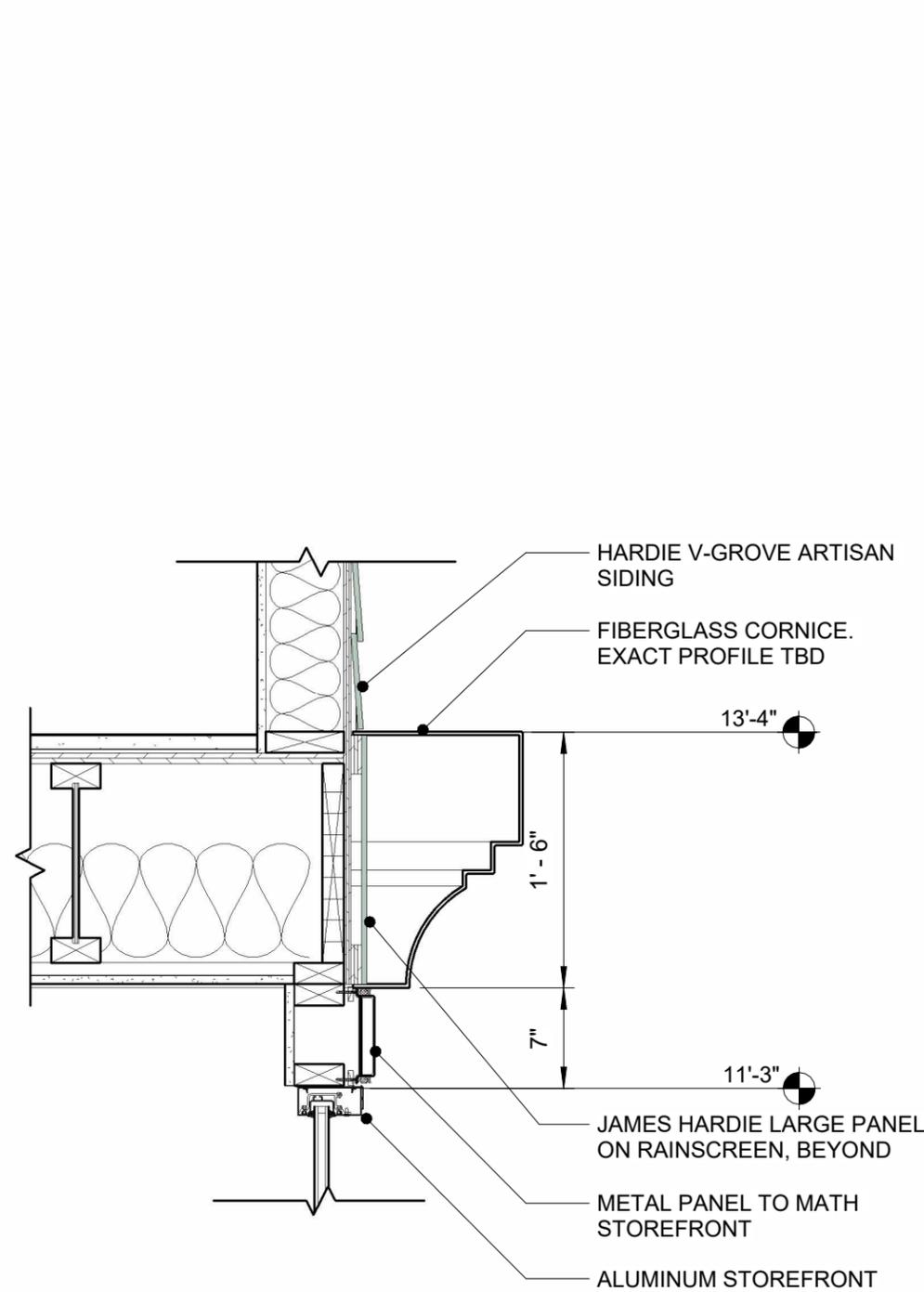
- ⑰ CONDUCTOR BOX AND DOWNSPOUT PIPED TO LANDSCAPING PLANTER
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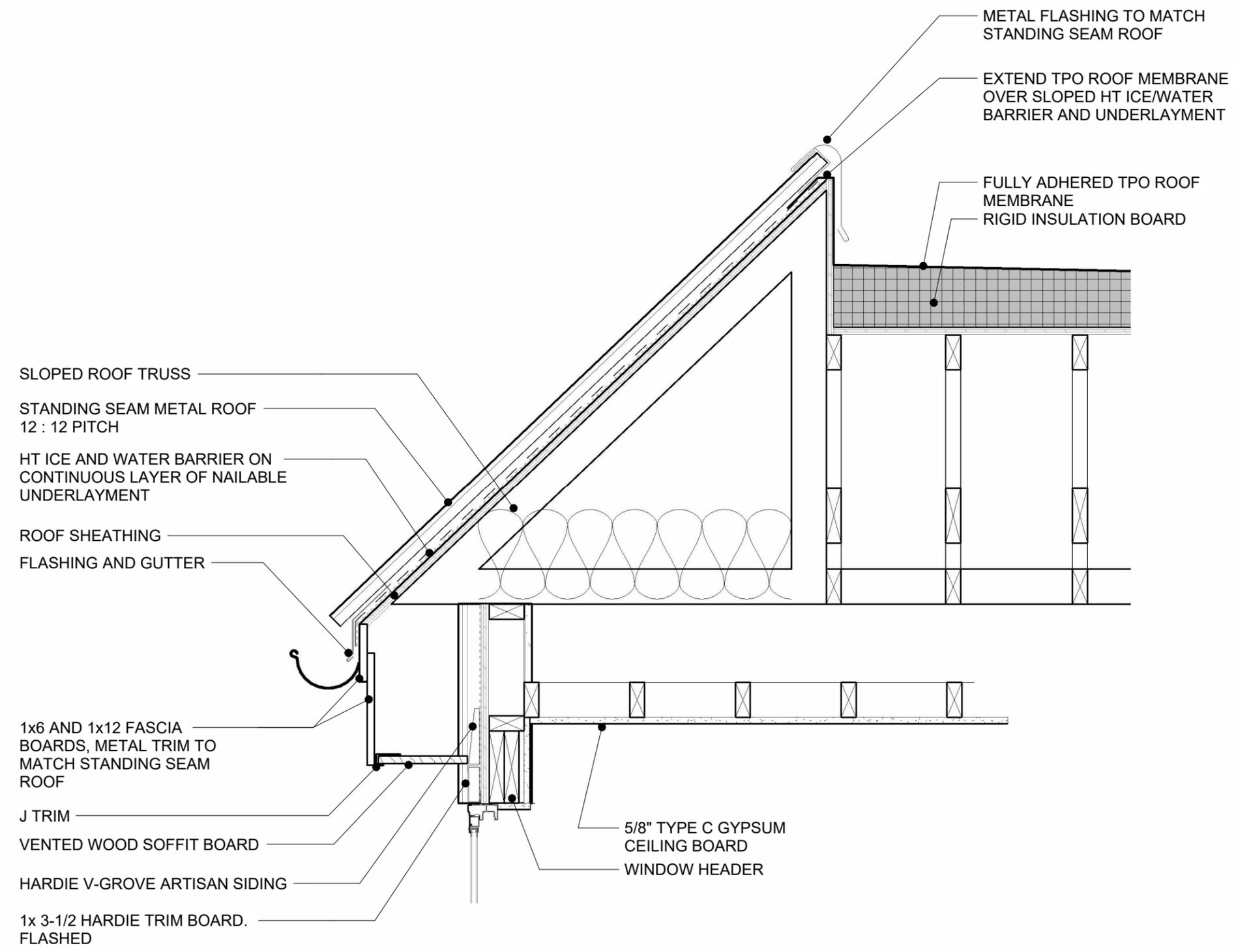
① REAR PATIO
1/8" = 1'-0"



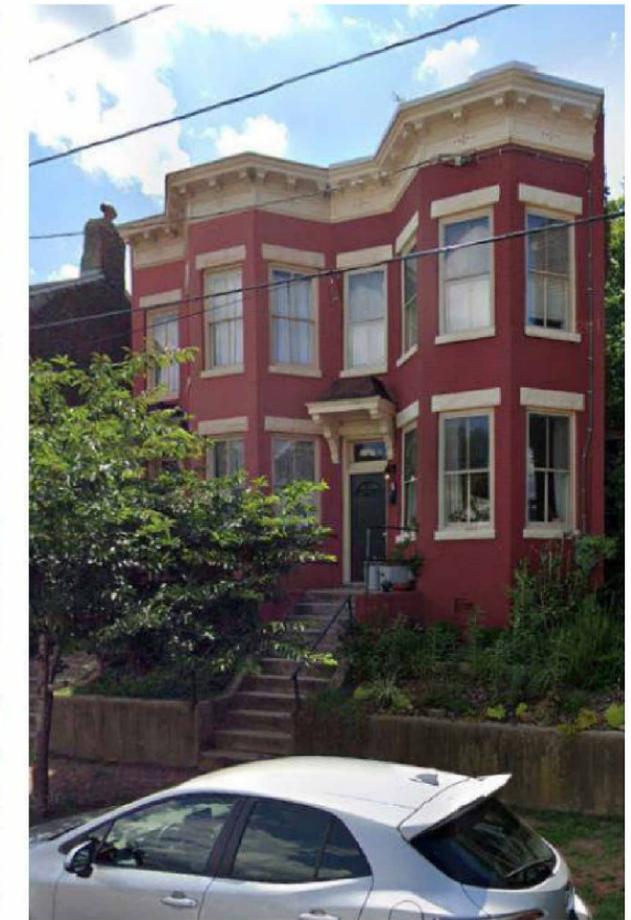
② SIDE ELEVATION
1/8" = 1'-0"



1 CORNICE AND BI-FOLD WINDOW
1" = 1'-0"



2 SLOPED STANDING SEAM ROOF AND GUTTER - Dependent 1
1" = 1'-0"







CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
Applicant must complete ALL items

HOME/SITE ADDRESS: _____ APARTMENT NO/SUITE _____

APPLICANT'S NAME: _____ EMAIL ADDRESS: _____

BUSINESS NAME (IF APPLICABLE): _____

SUBJECT PROPERTY OR PROPERTIES: _____

APPLICATION REQUESTED

- Plan of Development (New or Amendment)
- Wireless Plan of Development (New or Amendment)
- Special Use Permit (New or Amendment)
- Rezoning or Conditional Rezoning
- Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- Community Unit Plan (Final, Preliminary, and/or Amendment)
- Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: _____

PROPERTY OWNER ADDRESS: _____

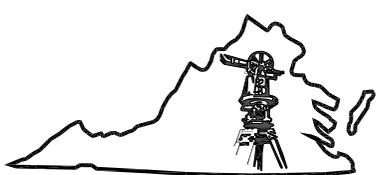
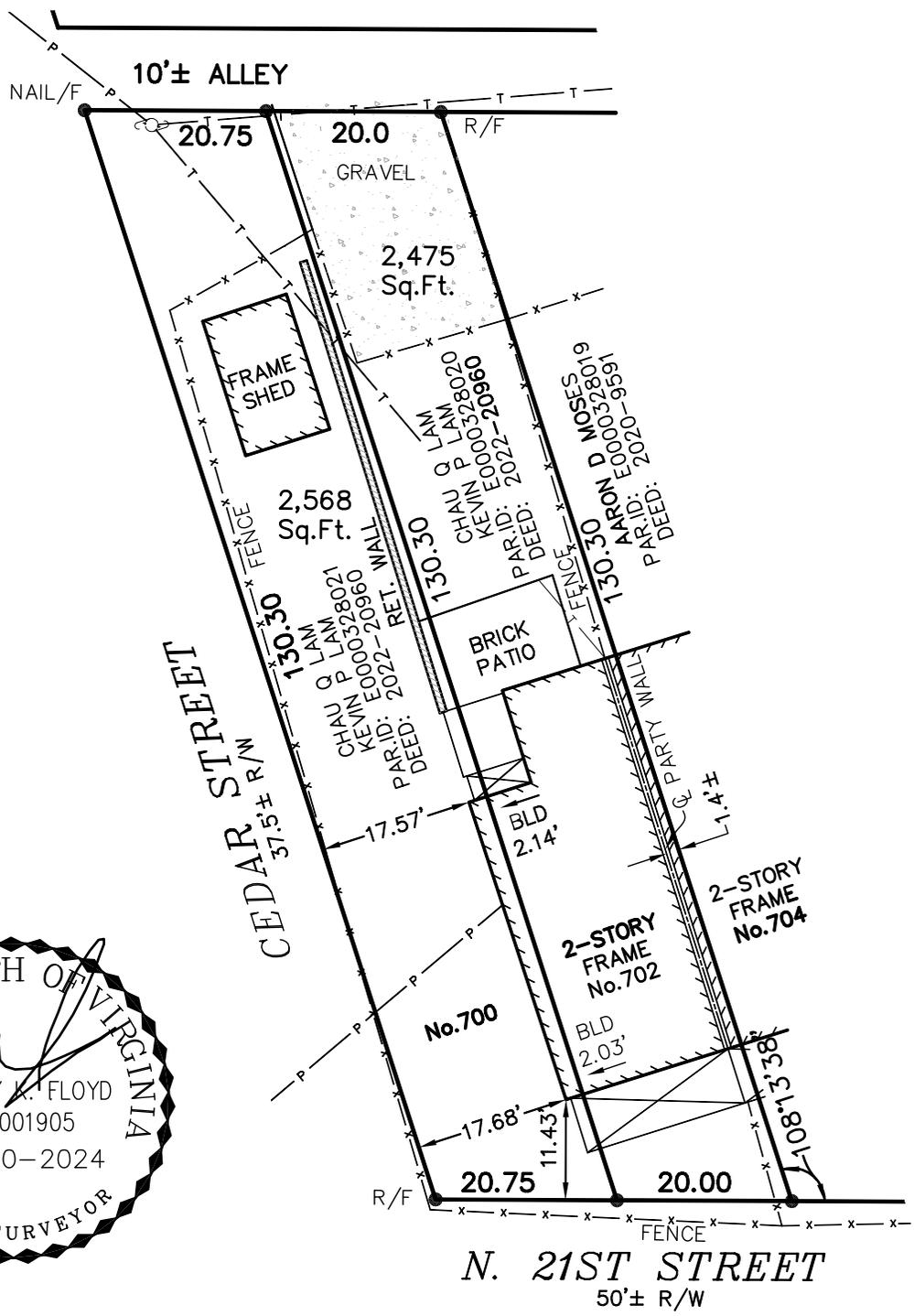
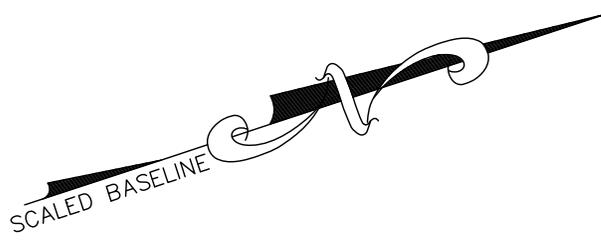
PROPERTY OWNER EMAIL ADDRESS: _____

PROPERTY OWNER PHONE NUMBER: _____

Property Owner Signature: Ed Fendley

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney.

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 6-20-2024 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481
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MAP SHOWING THE IMPROVEMENTS
ON NO. 700 & 702 N 21ST STREET,
IN THE CITY OF RICHMOND, VA.

DATE: 6-20-2024

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 240616307