



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 3631 East Broad Street (Proposed)

Historic district Chimborazo Park

Date/time rec'd: ECE VED

Rec'd by: APR 02 2018

Application #: _____

Hearing date: 2:00 PM WED

APPLICANT INFORMATION

Name Enoch Pou, Jr., Manager

Phone 804-482-0806

Company ClaireView Enterprises I, LLC

Email epjr.cve@gmail.com

Mailing Address 7330 Staples Mill Rd, #184
Richmond, VA 23228

Applicant Type: Owner Agent

Lessee Architect Contractor

Other (please specify): _____

OWNER INFORMATION (if different from above)

Name Richard Schofield, Manager

Company Schofield Properties, LLC

Mailing Address 109 Windsor Way

Phone 804-513-8821

Richmond, VA 23221

Email rickschofield@aol.com

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

Project Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)
See attached Applicant's Report.

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner:

Date 04/02/2018

The Honorable Council of the City of Richmond, Virginia

**c/o The Department of Planning
and Development Review
Commission of Architectural Review
900 East Broad Street
Room 510
Richmond, VA 23219**

Commission of Architectural Review Application

Applicant's Report for Conceptual Review of New Construction

Subject Property

3631 East Broad Street (Proposed)

Tax Parcel Number

E-000-1290/016

Owner/Contact

Schofield Properties, LLC
c/o Enoch Pou, Jr.
ClaireView Enterprises I, LLC
7330 Staples Mill Rd, #184
Richmond, VA 23228
Office: (804) 482-0806
Fax: (804) 755-6659

Proposed Use

The Applicant has acquired the existing property at 3629 East Broad Street and is submitting this application as it is necessary to perform a lot split and build a new single-family home with off-street parking on the newly created, separate lot. The new lot will have an address of 3631 East Broad Street.

Reason

The existing property (3629 East Broad Street) is zoned R-8, Urban Residential District and has 85.60 feet of frontage along East Broad Street. The proposed lot resulting from the split will have 52.60 feet of frontage and will exceed the maximum 45 feet of frontage allowed by the current zoning. Also, there is no alley access for off-street parking. Therefore, a variance to the zoning is being requested to allow the lot split, exceed the maximum lot width, and allow off-street parking.

I. Property Description

The existing property, 3629 East Broad Street, is located on East Broad Street at its very end (Photo 1). It is bounded on its northern property line by East Broad Street, on the east by a vacant lot 40 feet below its grade, on the south by Government Road, and on the west by an attached single-family home. There is an existing curb cut that allows direct access to an open area of land on the lot. A chain link fence separates the open area from a guard rail blocked, unpaved, overgrown, extension of East Broad Street (see Photo 2 and the enclosed Site Plan). There is an approximately 40 foot drop off at the eastern property line down to the adjacent vacant lot below (see Photos 3 and 4). The site slopes significantly at the rear down to its boundary at Government Road (see Photo 4). The site is located within the Chimborazo Park City Old and Historic District and the Oakwood-Chimborazo National Historic District. The site contains 13,333.9 square feet of lot area and is currently occupied solely by a single-family home. The single-family home is part of a double house and is attached to a mirror image single-family home known as 3627 East Broad Street.

II. Concept of Proposed Lot Split and Development

We are proposing to create 3631 East Broad Street to develop a new, detached, single-family home. The proposed home is designed to meet all of the requirements as set forth by the Commission of Architectural Review. It will be subject to approval by the Board of Zoning Appeals once CAR approval is received. It will be two stories above ground and contain a basement in similar fashion to the two attached homes at 3627 and 3629 East Broad Street. The setback and elevation requirements mandated by the current zoning and the Commission of Architectural Review mandates have been adhered to. The elevations presented for Conceptual Review represent a façade and elevations that will be congruent with the community in scale and appearance.

III. Lot Coverage Ratio

As a result of the proposed lot split, the remaining lot that will house 3629 East Broad Street will have 33 feet of frontage and contain 4,199.1 square feet. Per the R-8 Zoning, as it pertains to a single-family attached dwelling, the frontage will be 14 feet more than required, the lot area will be nearly twice of that required, the existing front yard will remain the same, the side yard requirement will be exceeded by more than six feet, and the rear yard to Government Road will remain the same depth. The Lot Coverage Ratio will be 23%, well below the 65% maximum allowed.

The proposed 3631 East Broad Street lot will have 52.60 feet of frontage and contain 9,134.8 square feet, the balance of the existing lot. The frontage for the newly created lot will exceed the maximum allowable width of 45 feet and the lot area will be three times the minimum requirement of 3,000 square feet for a single-family detached dwelling. The Lot Coverage Ratio would allow for a maximum footprint of an approximately 5,900 square foot dwelling but given the topography of the site and the requirements mandated by the Commission of Architectural

Review, such a structure could not be built. Therefore, a structure of that size will never be built on the lot.

IV. Off-Street Parking and Site Improvements

There is no alley access to any home along the southern line of the 3600 block of East Broad Street. The severe slope at their rear yards leading down to Government Road prevents rear access by any vehicle (see Photos 5 and 6). All parking for the homes along the southern line of the 3600 block of East Broad Street is on-street parking with few exceptions. There are existing curb cuts at 3609, 3615, and 3618 East Broad Street and they are shown as Photos 7, 8, and 9. The development of off-street parking for both the existing 3629 East Broad Street and the proposed 3631 East Broad Street will help alleviate the negative impact the lack of rear access presents to the current property owners along this section of East Broad Street. There is an existing curb cut/entrance to the open area of the lot at 3629 East Broad Street (Photo 10). As the enclosed survey shows, there is off-street parking proposed for both 3629 East Broad Street and the proposed 3631 East Broad Street via the existing curb cut (Photos 11 and 12). In accordance with the Zoning Ordinance, the dedicated parking for each lot will not exceed nine feet in width. Parking areas will be improved and landscaped in accordance with applicable Ordinances.

Conclusion

During its planning of the proposed creation of the parcel to be known as 3631 East Broad Street, the applicant has made significant efforts to address the needs and desires of the immediate community while working to be part of the City's revitalization efforts. We have taken into consideration traffic flow, parking, greenspace, esthetics, and the community's desire for homeownership opportunities within its boundaries. By doing so, we have hope to garner the support of residents and stakeholders in the Chimborazo community. The applicant looks forward to the positive impact this homeownership opportunity will have on the Chimborazo Park community and the City of Richmond as a whole.

Respectfully submitted,

Schofield Properties, LLC

enclosures

- 1-Site Plan and Proposed Elevations
- 2-Photos of Subject Property
- 3-Photo Map

**3631 East Broad Street (Proposed)
Richmond, VA 23223-8005
Chimborazo Park - City Old and Historic District
(all photos taken February 2018)**

Photo 1. New construction at 3625 E. Broad Street at right, double house at 3627 & 3629 E. Broad Street, with area of proposed 3631 East Broad Street at far left of double house



Photo 2. Unimproved East Broad Street behind guardrail at left; subject lot at center



3631 East Broad Street (Proposed)
Richmond, VA 23223-8005
Chimborazo Park - City Old and Historic District

Photo 3. Eastern property line; adjacent lot approximately 40 feet below (see Photo 4)



Photo 4. Subject on hill at left; adjacent lot with different ownership at lower right



3631 East Broad Street (Proposed)
Richmond, VA 23223-8005
Chimborazo Park - City Old and Historic District

Photo 5. Government Road, eastern view; 3600 block of East Broad Street rear yards at left



Photo 6. Government Road, western view; 3600 block of East Broad Street rear yards at right with homes at top of slope



3631 East Broad Street (Proposed)
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Chimborazo Park - City Old and Historic District

Photo 7. Existing curb cut and off-street parking at 3609 East Broad Street



Photo 8. Existing curb cut and off-street parking at 3615 East Broad Street



3631 East Broad Street (Proposed)
Richmond, VA 23223-8005
Chimborazo Park - City Old and Historic District

Photo 9. Existing curb cut and off-street parking at 3619 East Broad Street



Photo 10. Existing curb cut at 3629 East Broad Street to be used for 3631 EBS also



3631 East Broad Street (Proposed)
Richmond, VA 23223-8005
Chimborazo Park - City Old and Historic District

Photo 11. Area of proposed off-street parking for existing 3629 East Broad Street to be adjacent to the existing property



Photo 12. Area of proposed parking for new home at proposed 3631 East Broad Street will be inside the property line along the chain link fence; fence will be removed



**3631 East Broad Street (Proposed)
Richmond, VA 23223-8005
Chimborazo Park - City Old and Historic District
(all photos taken February 2018)**

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Photo 5. Government Road, eastern view; 3600 block of East Broad Street rear yards at left



Photo 6. Government Road, western view; 3600 block of East Broad Street rear yards at right with homes at top of slope



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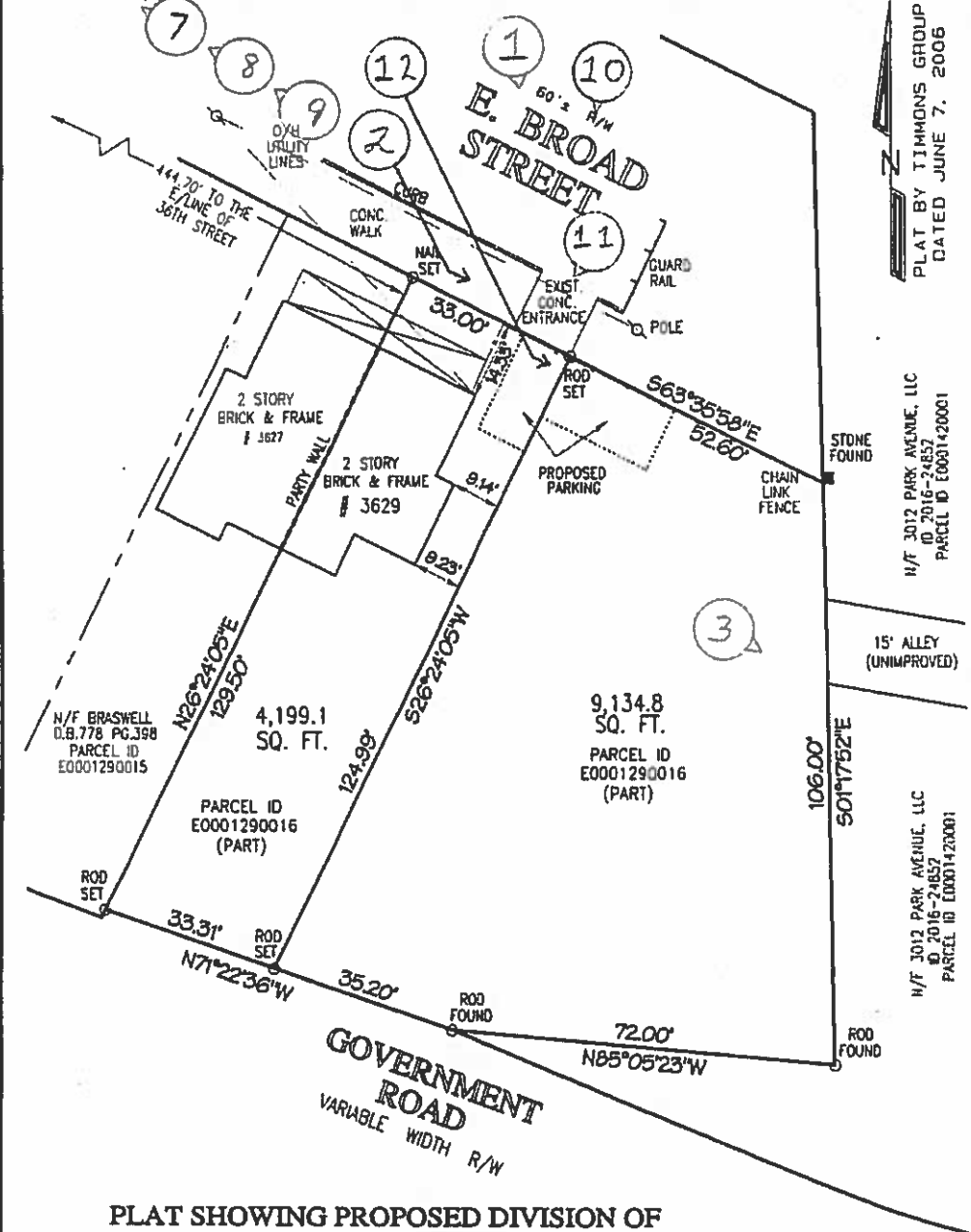
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FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): SCHOFIELD PROPERTIES INST#2017-23760 PARCEL ID E0001290016



PLAT BY TIMMONS GROUP
DATED JUNE 7, 2006

W/F 3012 PARK AVENUE, LLC
ID 2016-24857
PARCEL ID E000129001

15' ALLEY
(UNIMPROVED)

W/F 3012 PARK AVENUE, LLC
ID 2016-24857
PARCEL ID E000129001

**PLAT SHOWING PROPOSED DIVISION OF
3629 E. BROAD STREET
IN THE CITY OF OF RICHMOND, VIRGINIA**

SCALE: 1" = 25'

THIS IS TO CERTIFY THAT ON JANUARY 30, 2018, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



**FREDERICK A. GIBSON
& ASSOCIATES, P.C.**
LAND SURVEYORS
11521-G MIDLOTHIAN TURNPIKE
NORTH CHESTERFIELD, VIRGINIA 23235
PHONE 804 378-4485 FAX 804 378-4487

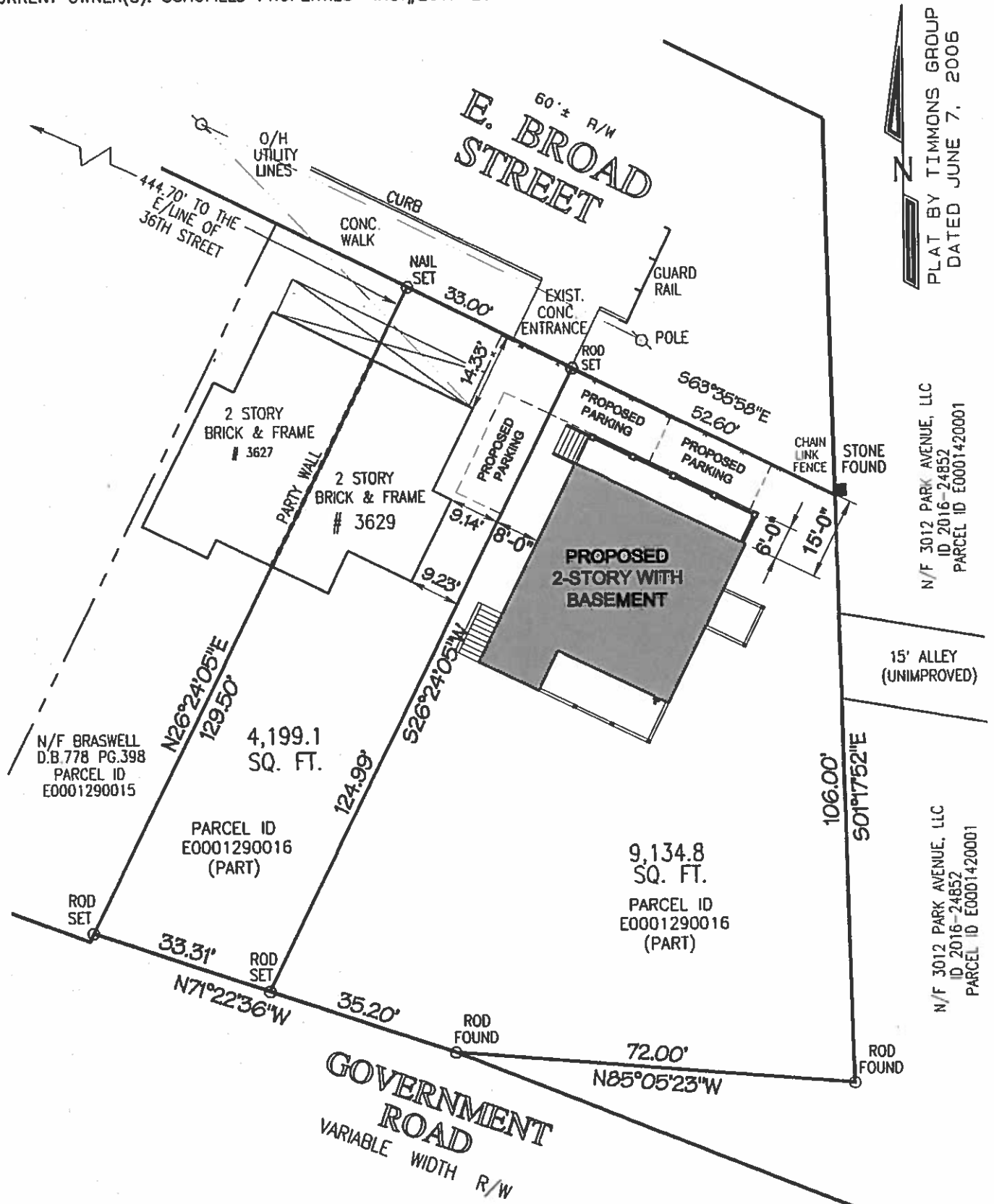
LEGEND	
○	IRON ROD FOUND
●	IRON ROD SET
UNLESS OTHERWISE NOTED.	
PROJECT # 1701-06 LS	

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FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): SCHOFIELD PROPERTIES INST#2017-23760 PARCEL ID E0001290016



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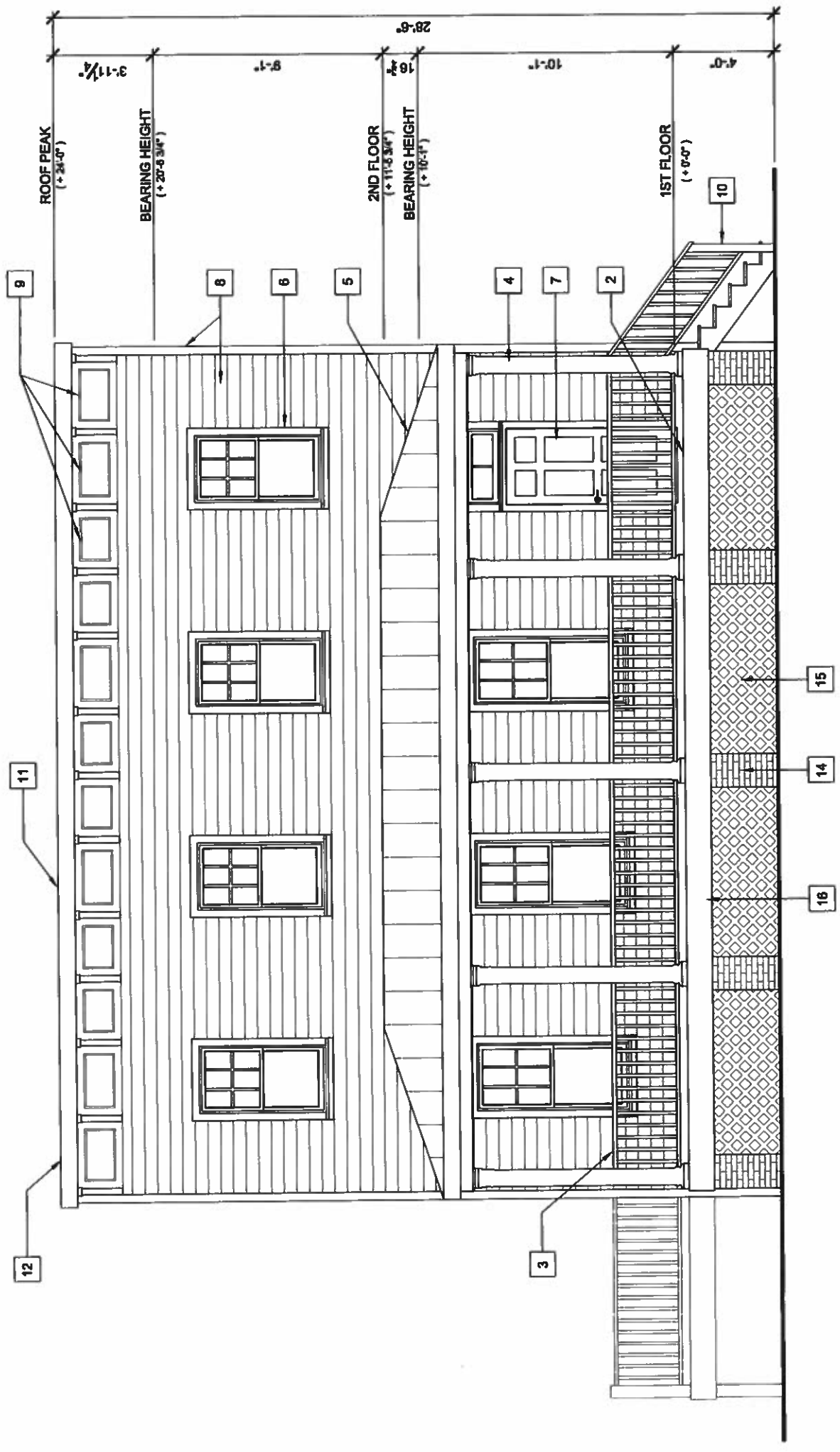


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LEGEND	
○	= IRON ROD FOUND
●	= IRON ROD SET
UNLESS OTHERWISE NOTED.	
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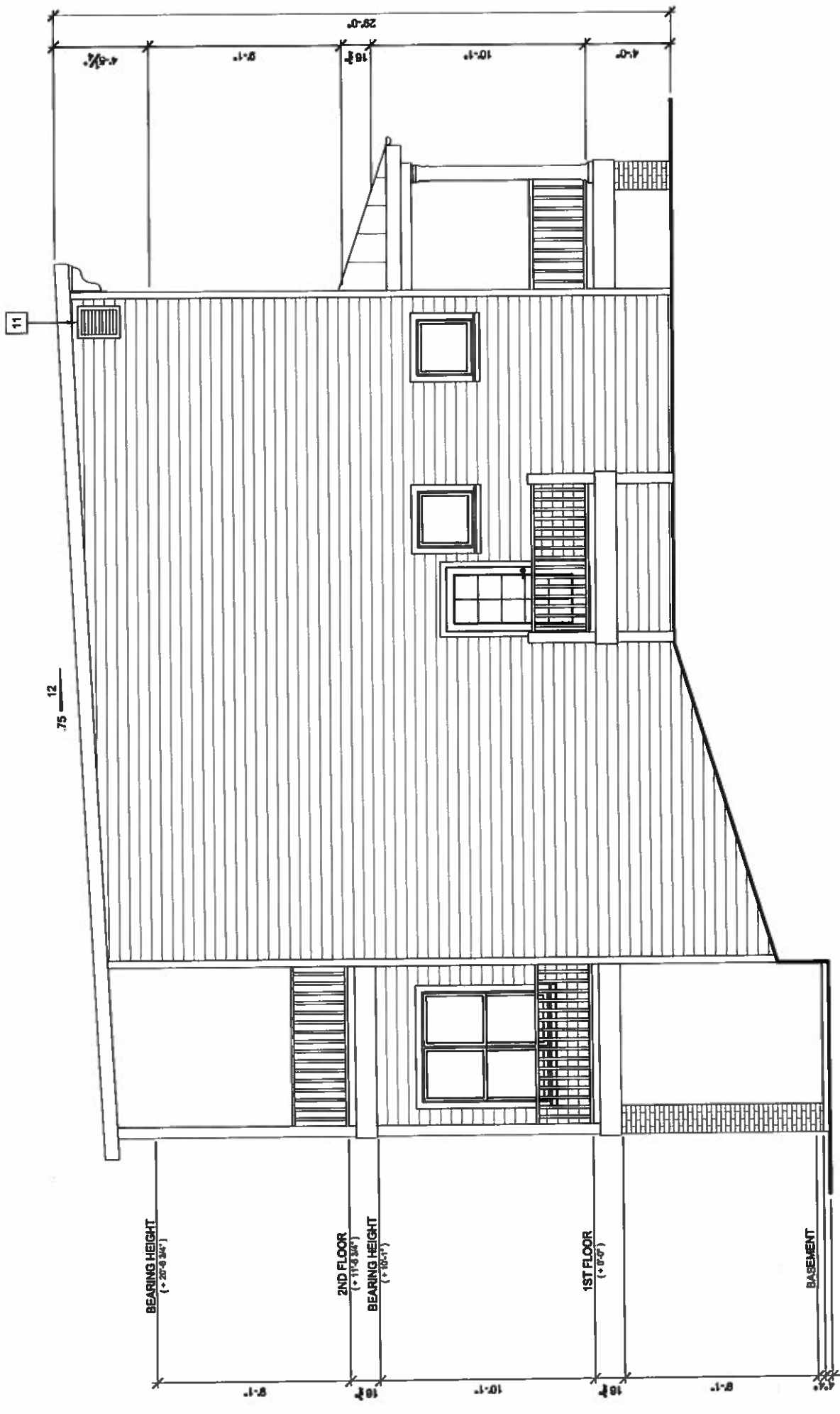
ARCHITECTURAL KEY NOTES: 1

1. FOUNDATION: ICF CONSTRUCTION
2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
3. RAILING: RICHMOND RAIL, PAINTED
4. FRONT COLUMNS: FIBERGLASS DORIC COLUMNS PAINTED, 4X4 INTERIOR POST
5. PORCH ROOFING: STANDING SEAM METAL ROOF
6. WINDOWS: MW JEFFERSON 300 SERIES WINDOW
7. DOORS: SEE PLAN FOR SIZE
8. SIDING AND TRIM: FIBER-CEMENT ('HARDIPANEL' MATERIAL OR EQUAL)
9. FASCIA BOARDS: FIBER-CEMENT ('HARDIPANEL' MATERIAL OR EQUAL)
DIMENSIONS TO BE DETERMINED IN THE FIELD BASED OFF OF BRACKET
LOCATIONS WHICH ALIGN WITH WINDOW TRIM
10. WOOD STEPS & RAILING: RICHMOND STYLE
11. ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
12. UPPER ROOF: MEMBRANE ROOF OVER 5/8" OSB
13. REAR PORCH STRUCTURE: PRESSURE TREATED STAINED, VERTICAL 6X6 POSTS
14. PORCH PIER: 16"X16" BRICK PIER. 24"X24"X12" CONCRETE FOOTING. (3) # 4 REBAR
HORIZONTAL. (2) #4 REBAR VERTICAL, GROUT SOLID
15. WOOD LATTICE PANEL
16. P.T. WOOD PORCH FRAMING, PAINTED
17. 18" x 24" ATTIC VENT
18. EPOXY ON STAMPED CONCRETE FLOOR
19. WIRE RAILING AT DECK BALUSTRADE

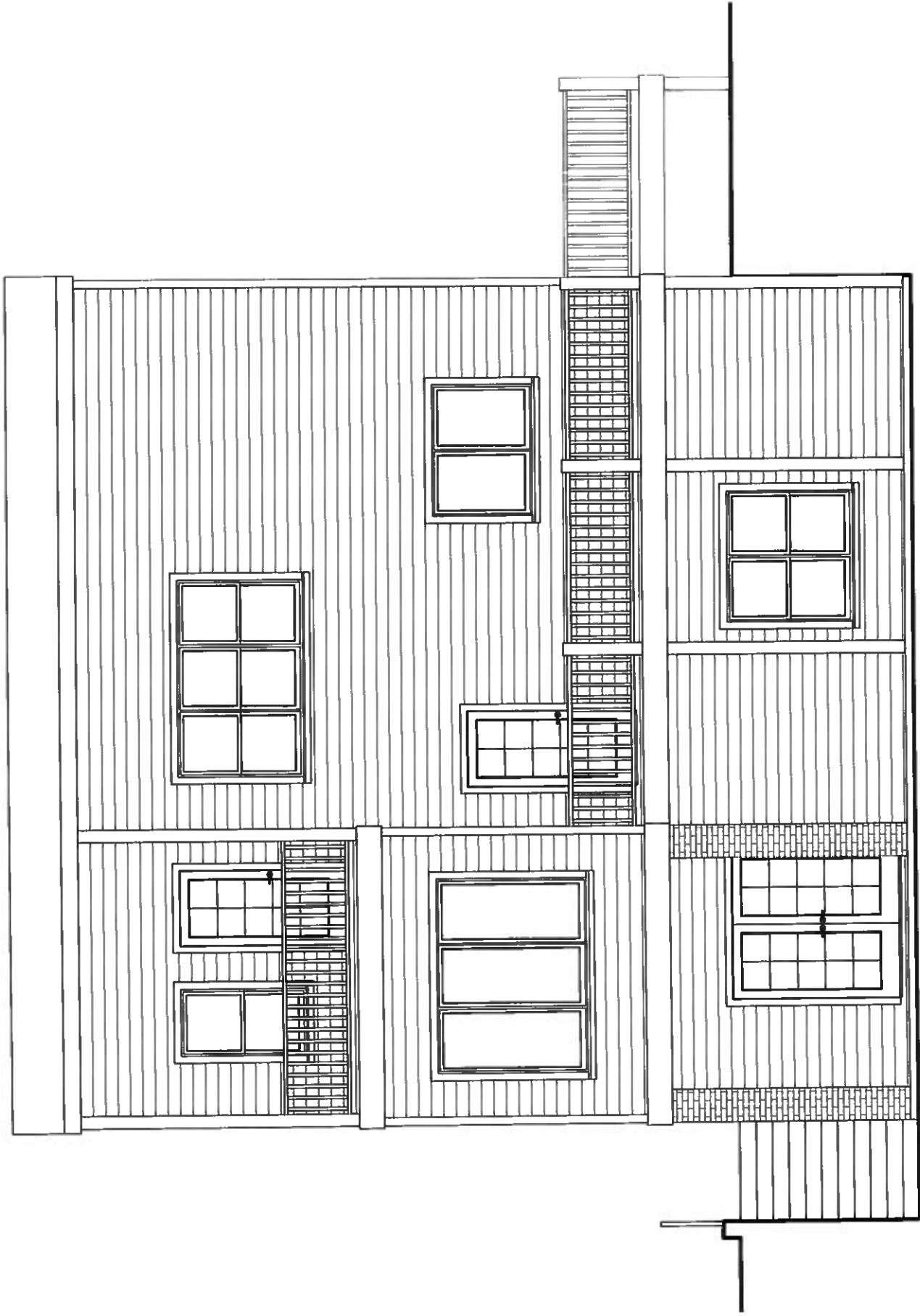


FRONT ELEVATION

SCALE: 1/4"=1'-0"

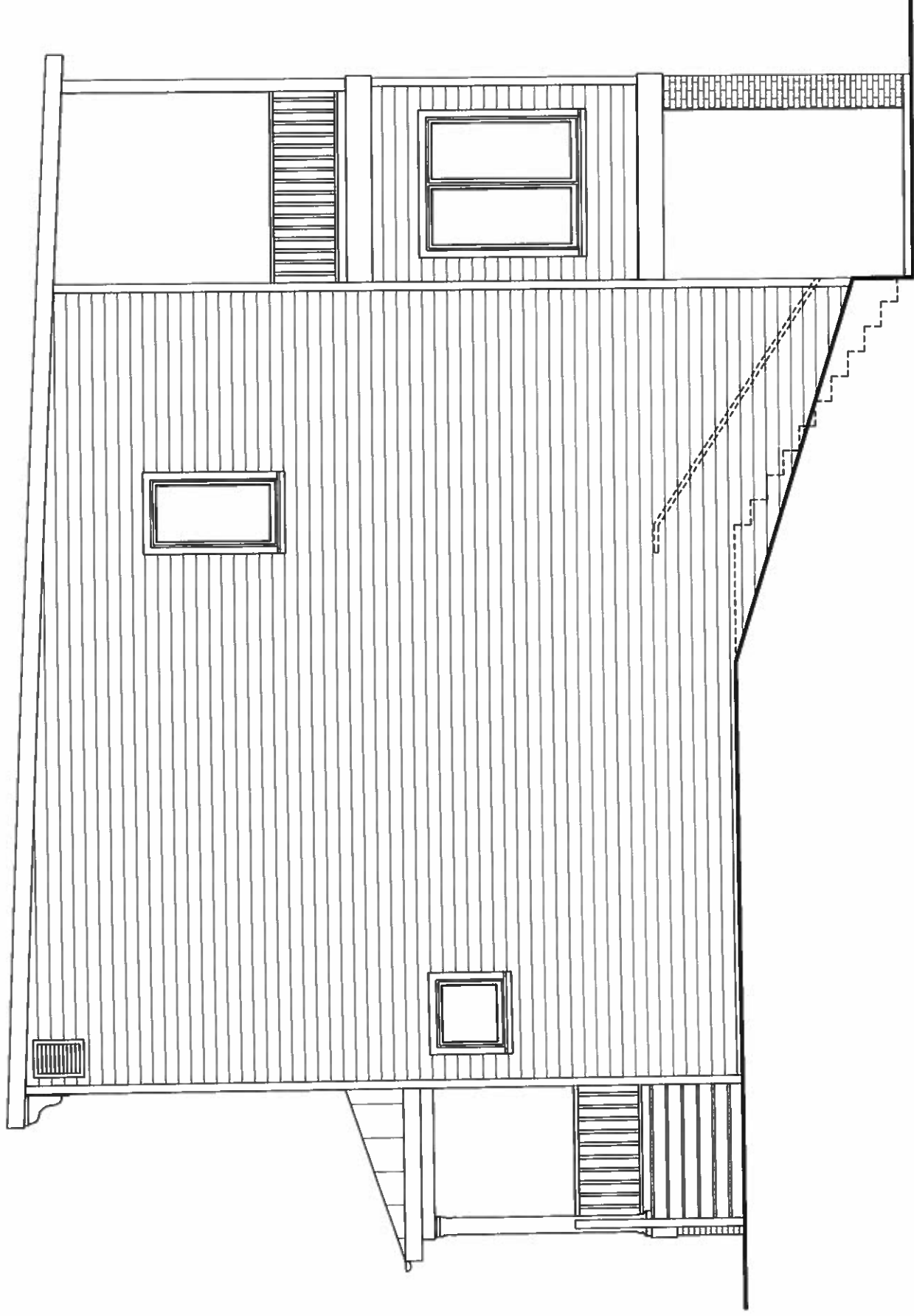


LEFT ELEVATION
 SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"