



Property (location of work)

Property Address: 972-974 Pink Street Current Zoning: R-63
Historic District: Union Hill

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

Construct rear garage with accessory dwelling unit above.

Applicant/Contact Person: Sam Tuttle

Company: Streetcar Properties

Mailing Address: 615 N 25th St

City: Richmond State: VA Zip Code: 23223

Telephone: (757) 903-8869

Email: sam@streetcarproperties.com

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

Property Owner: _____

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

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.

Property Owner Signature: Samuel Tuttle Digitally signed by Samuel Tuttle
Date: 2023.11.03 12:57:22 -04'00' Date: 11/3/23

972 Pink Street – CAR Application

Table of Contents

CAR 1	Cover Sheet
CAR 2	First Floor Proposed
CAR 3	Second Floor Proposed
CAR 4	Elevations
CAR 5	Elevations
CAR 6	Elevations
CAR 7	Elevations
CAR 8	Site Plan
CAR 9	Site Plan

Owner

Streetcar Properties LLC
615 N. 25th Street
Richmond, VA, 23223

Plans Prepared By

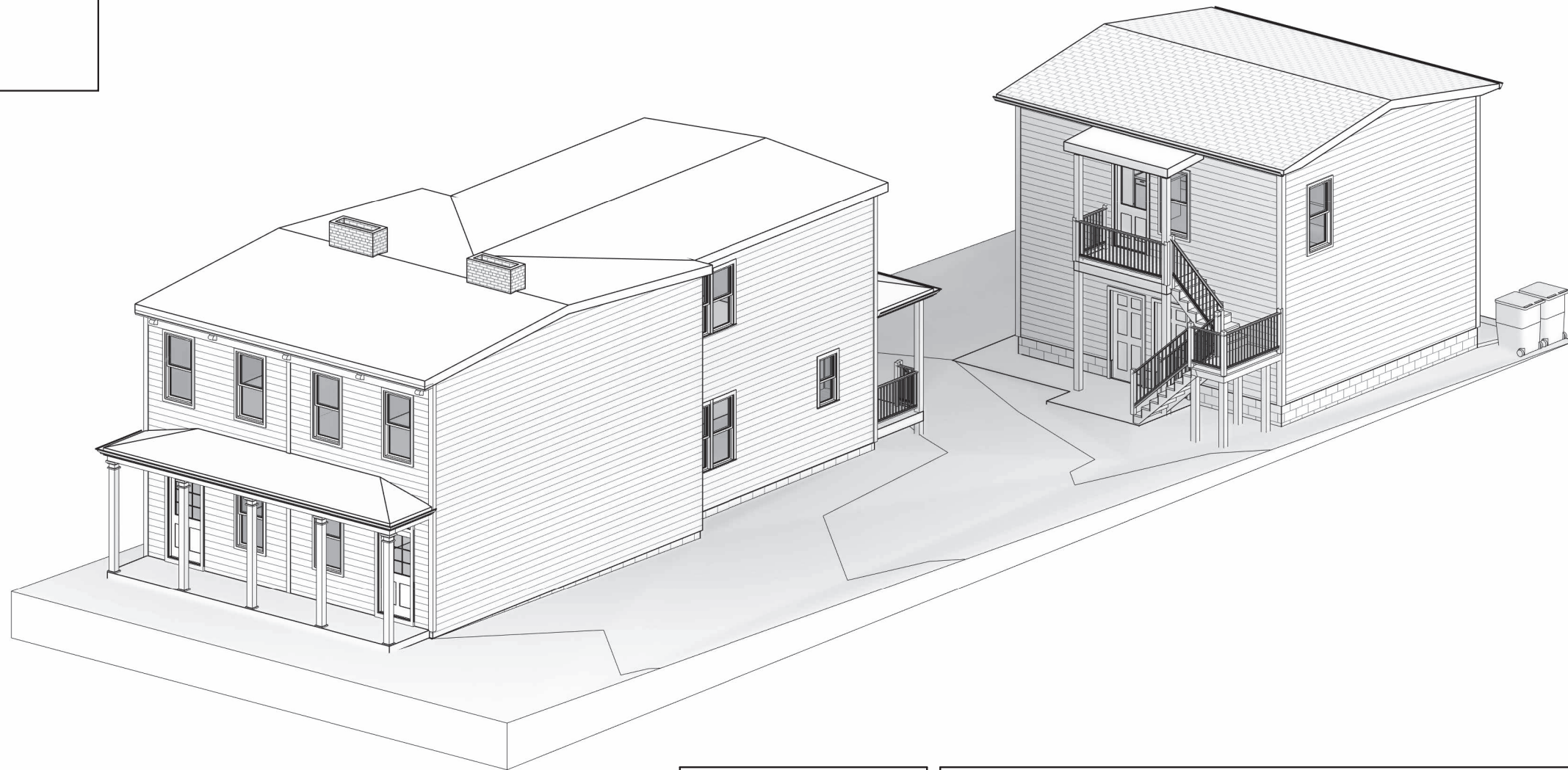
Obsidian, Inc.
Charles R. Field, P.E.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Property Information

Parcel ID	E0000425011
Zoning	R-63
Use	Residential
Setbacks	Front Yard = 15' maximum 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.

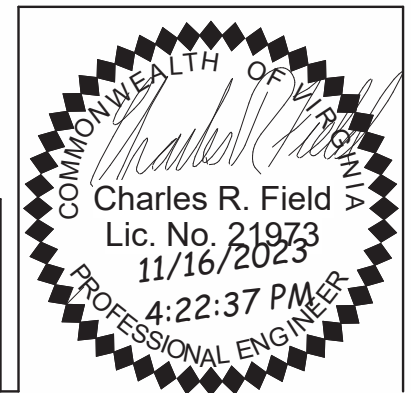


Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Cover Sheet
972 Pink Street
Sam Tuttle

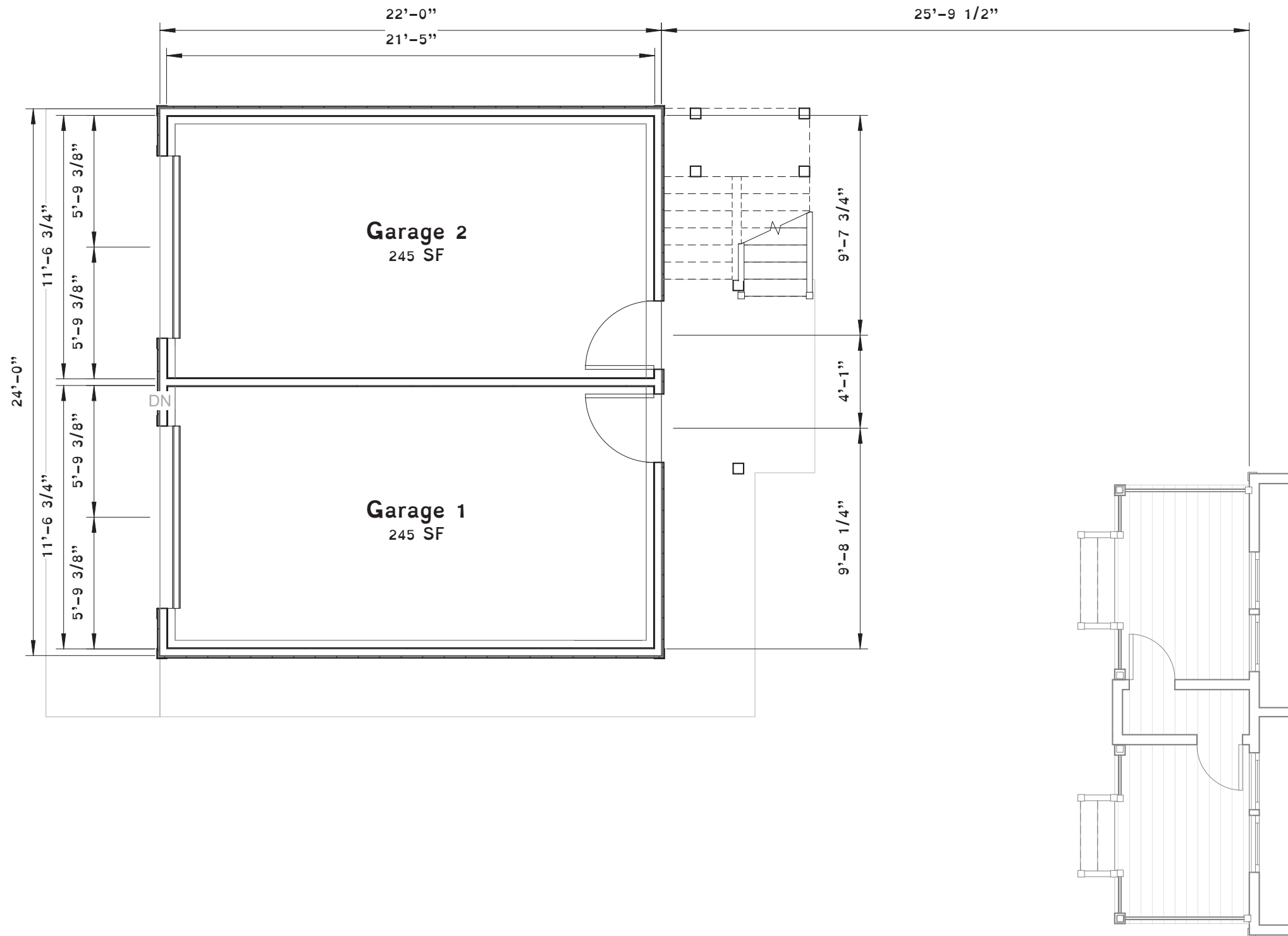
November 16, 2023

CAR 1

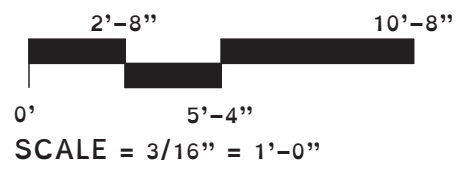


Rev.	Date	Description

Print plans at 11" x 17", Tabloid



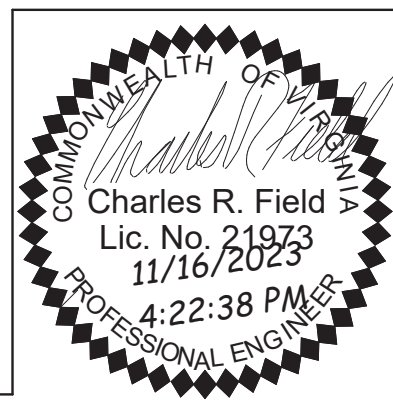
1 1st Floor - Proposed
 3/16" = 1'-0"



Obsidian, Inc.
 417 North 22nd Street
 Richmond, VA 23223
 804.647.1589
 obsidianrva@gmail.com

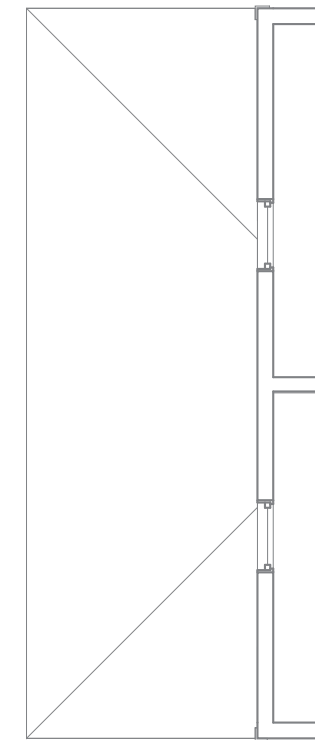
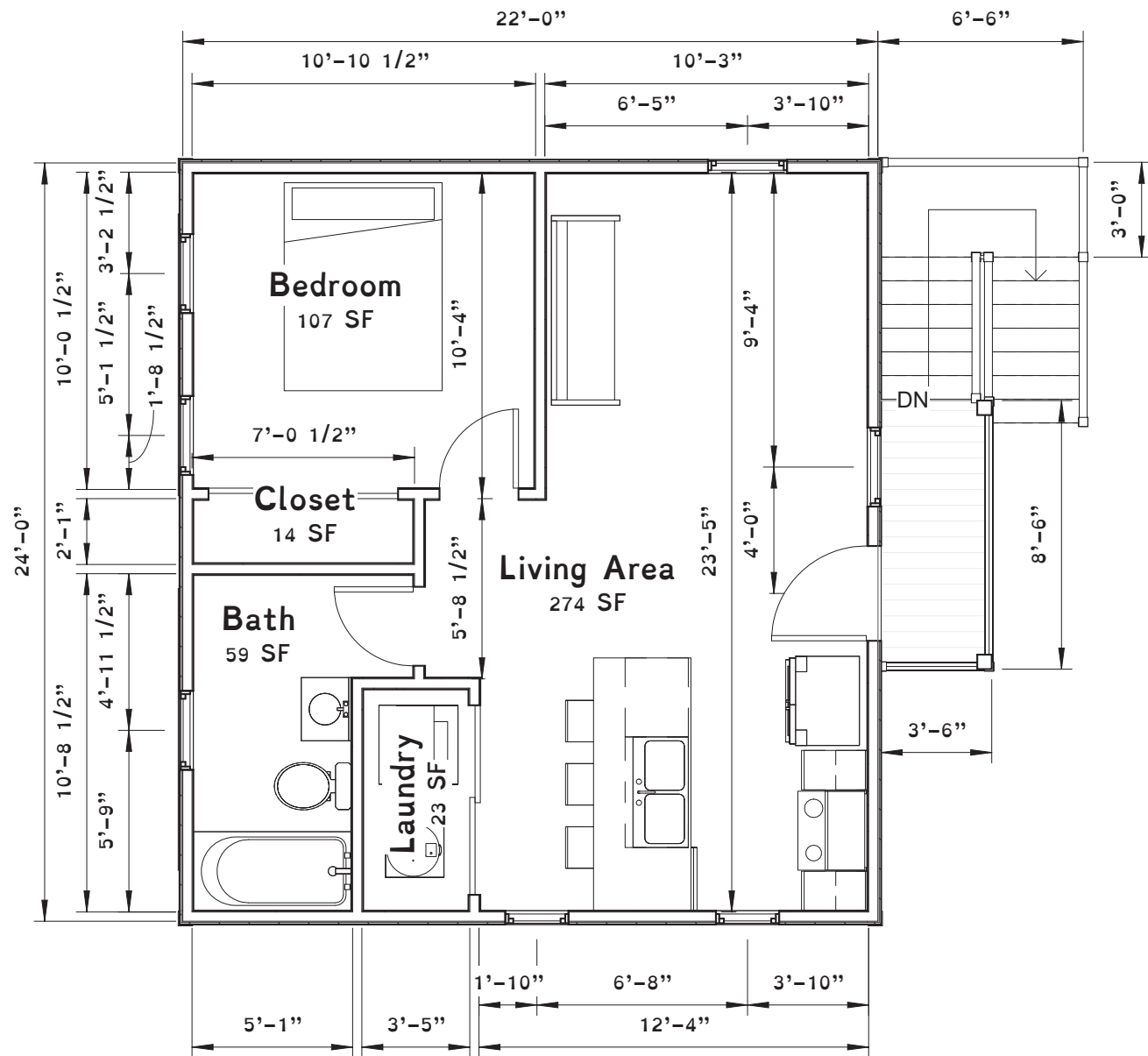
First Floor Proposed
 972 Pink Street
 Sam Tuttle
 November 16, 2023

CAR 2

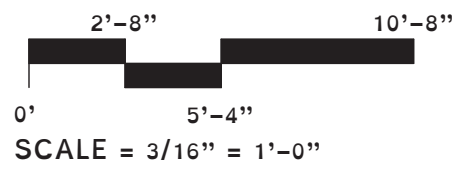


Rev.	Date	Description

Print plans at 11" x 17", Tabloid



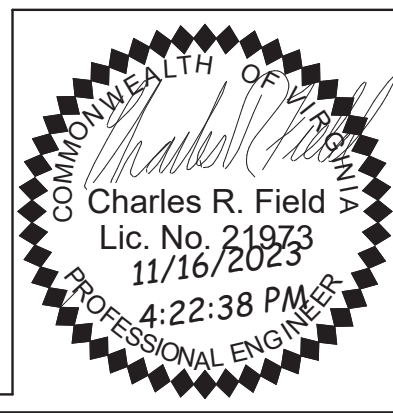
1 2nd Floor - Proposed
 3/16" = 1'-0"



Rev.	Date	Description

Obsidian, Inc.
 417 North 22nd Street
 Richmond, VA 23223
 804.647.1589
 obsidianrva@gmail.com

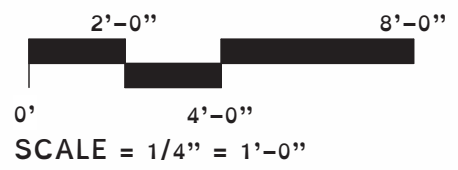
Second Floor Proposed
 972 Pink Street
 Sam Tuttle
 November 16, 2023
 CAR 3



Print plans at 11" x 17", Tabloid

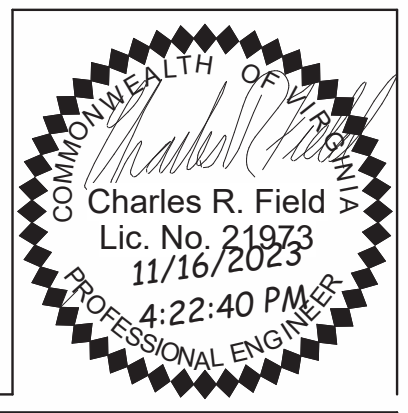


1 Proposed East
1/4" = 1'-0"



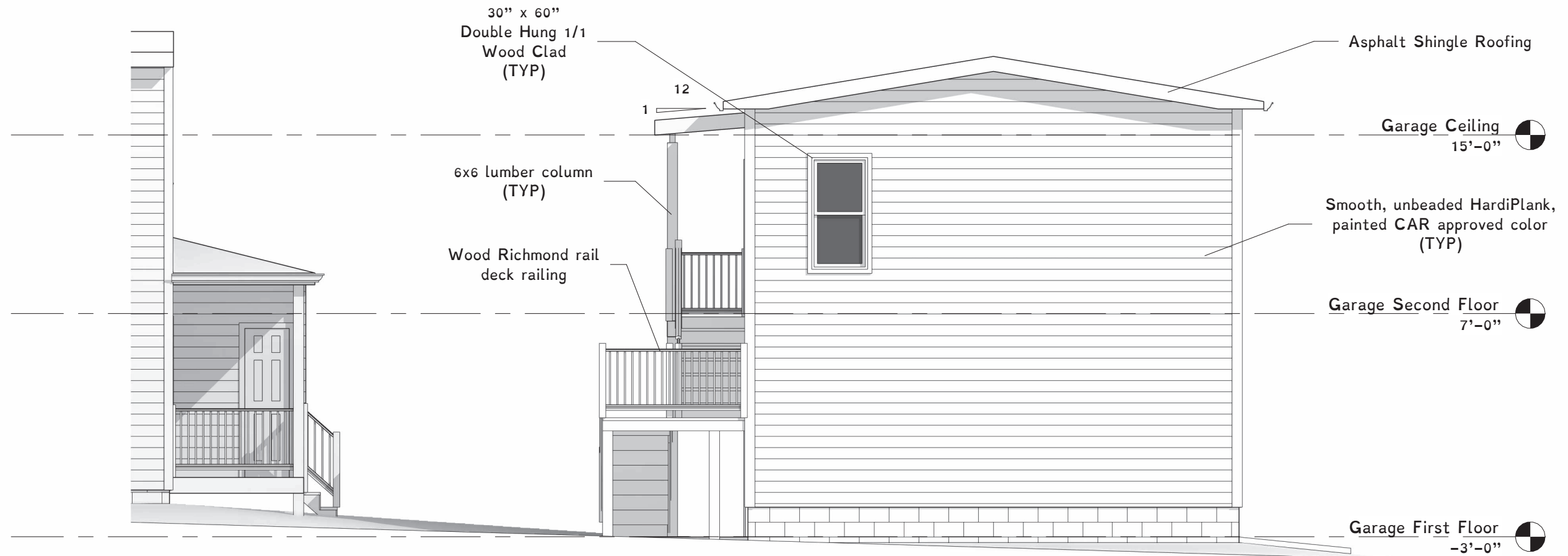
Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Elevations
972 Pink Street
Sam Tuttle
November 16, 2023
CAR 4

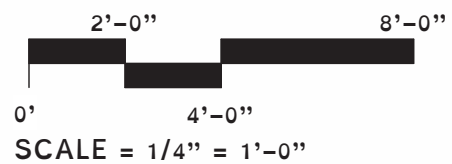


Rev.	Date	Description

Print plans at 11" x 17", Tabloid

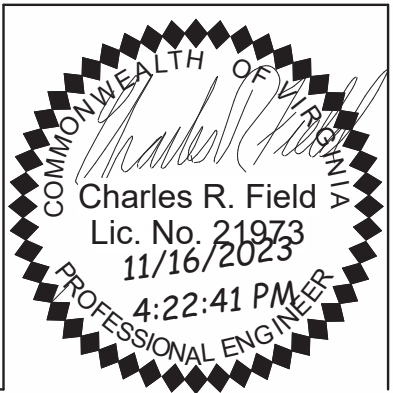


1 Proposed North
 3/16" = 1'-0"



Obsidian, Inc.
 417 North 22nd Street
 Richmond, VA 23223
 804.647.1589
 obsidianrva@gmail.com

Elevations
 972 Pink Street
 Sam Tuttle
 November 16, 2023
 CAR 5

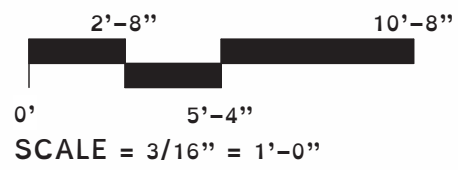


Rev.	Date	Description

Print plans at 11" x 17", Tabloid



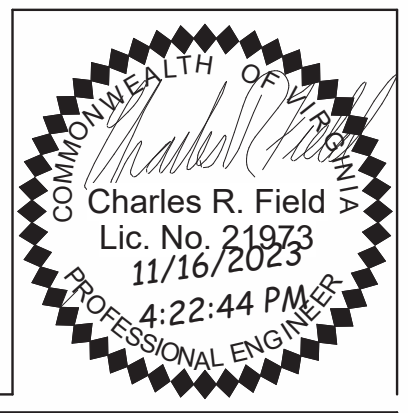
1 Proposed West
 1/4" = 1'-0"



Rev.	Date	Description

Obsidian, Inc.
 417 North 22nd Street
 Richmond, VA 23223
 804.647.1589
 obsidianrva@gmail.com

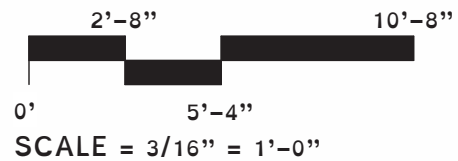
Elevations
 972 Pink Street
 Sam Tuttle
 November 16, 2023
 CAR 6



Print plans at 11" x 17", Tabloid



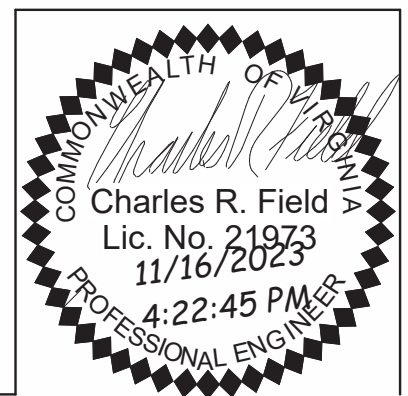
1 Proposed South
1/4" = 1'-0"



Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Elevations
972 Pink Street
Sam Tuttle
November 16, 2023

CAR 7

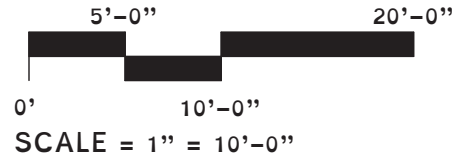


Rev.	Date	Description

Notes:

- The finish grade around the structure shall slope away from the foundation a minimum of 6" for a minimum distance of 10 feet (5%).

Rev.	Date	Description

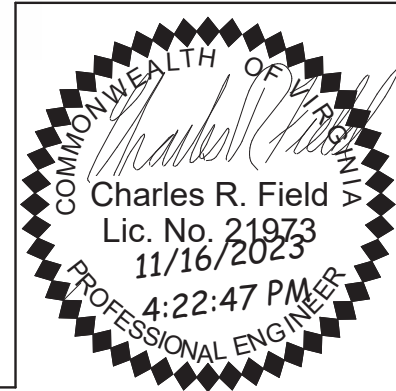


Obsidian, Inc.
 417 North 22nd Street
 Richmond, VA 23223
 804.647.1589
 obsidianrva@gmail.com

November 16, 2023

Site Plan
 972 Pink Street
 Sam Tuttle

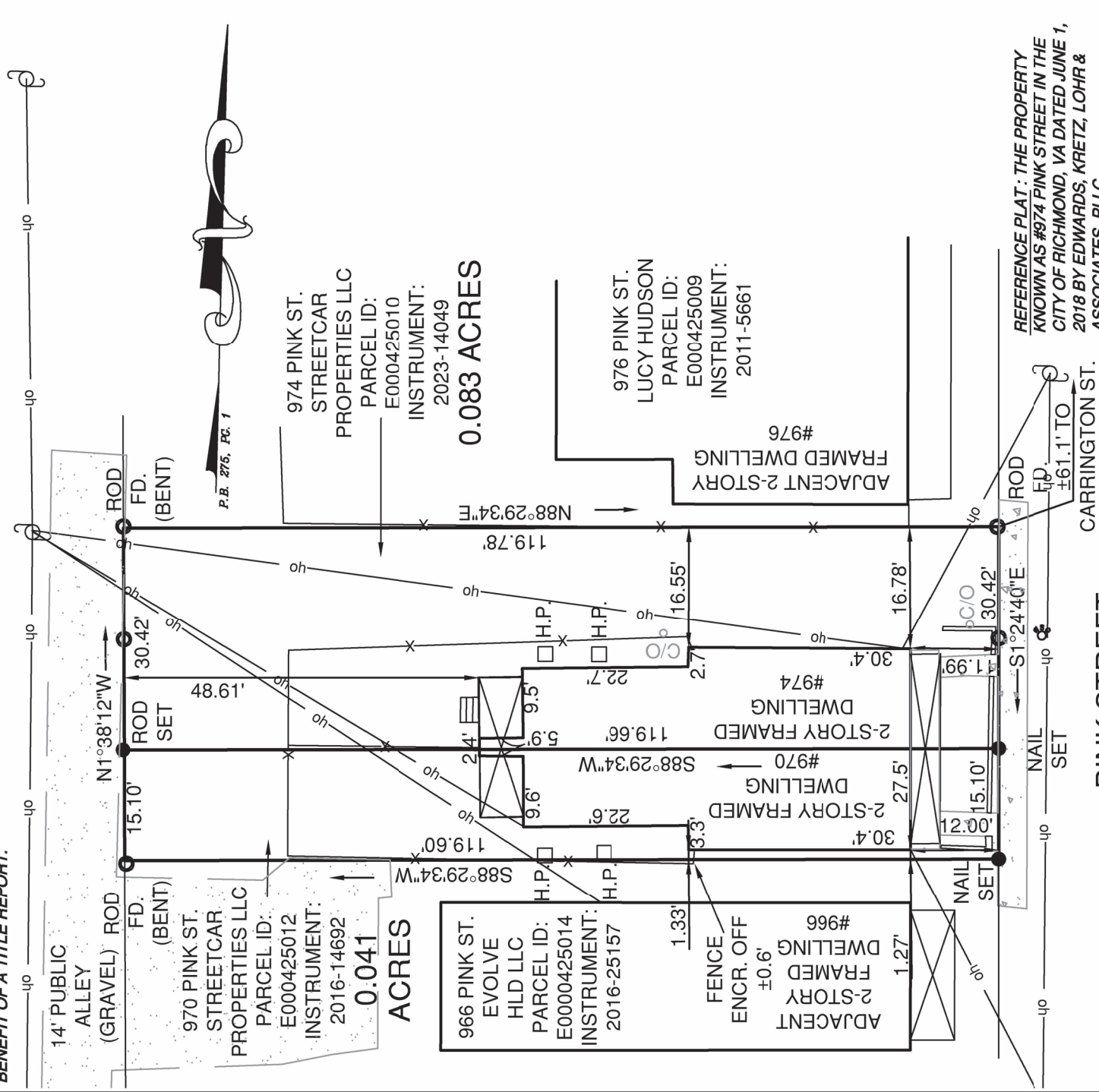
CAR 8



THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #5101290041E, EFFECTIVE DATE 7/16/2014

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.



REFERENCE PLAT: THE PROPERTY KNOWN AS #974 PINK STREET IN THE CITY OF RICHMOND, VA DATED JUNE 1, 2018 BY EDWARDS, KRETZ, LOHR & ASSOCIATES, PLLC.

THE PROPERTIES KNOWN AS #970 & #972 PINK STREET IN THE CITY OF RICHMOND, VA DATED JULY 5, 2016 BY EDWARDS, KRETZ, LOHR & ASSOCIATES, PLLC.

PLAT SHOWING PHYSICAL IMPROVEMENTS ON #970 AND #974 PINK STREET FOR STREET CAR PROPERTIES LLC
 CITY OF RICHMOND, VIRGINIA

DATE: OCTOBER 23, 2023 SCALE: 1" = 20'



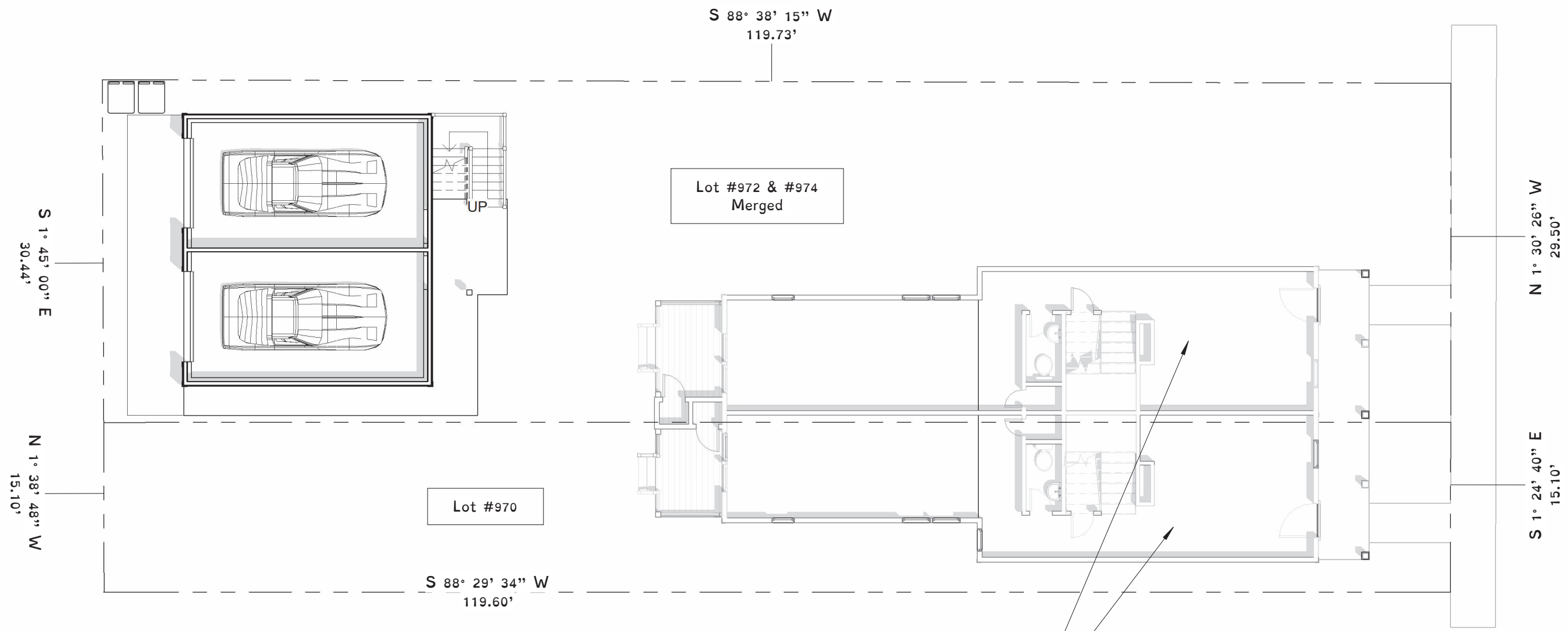
2463 boulevard
 colonial heights, va 23834
 telephone: 804.520.9015
 facsimile: 804.520.9016
 email: cctownes@townespc.com

townes

consulting engineers, planners, and land surveyors
 DRAWN BY: C.J.H. CHECKED BY: C.C.T., II

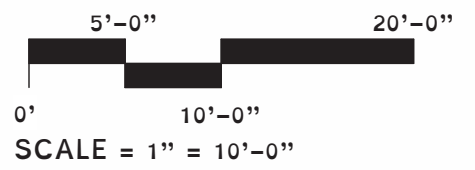
ATTN: SAM TUTTLE

Print plans at 11" x 17", Tabloid



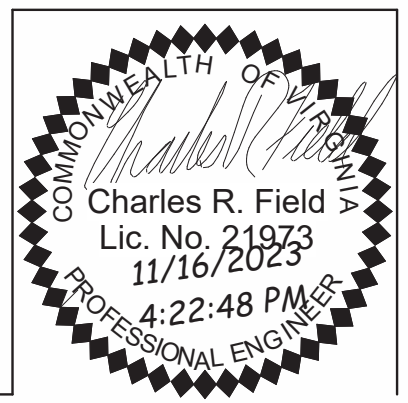
1 Site Plan Copy 1
1" = 10'-0"

- Notes:
- The finish grade around the structure shall slope away from the foundation a minimum of 6" for a minimum distance of 10 feet (5%).



Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Site Plan
972 Pink Street
Sam Tuttle
November 16, 2023
CAR 9



Rev.	Date	Description