

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
January 26, 2016 Meeting**

14. **CAR No. 16-014** (R. Cross)

**1902-1908 Princess Anne Avenue  
Union Hill Old and Historic District**

**Project Description:**

**Modify previously approved plan**

**Staff Contact:**

**K. Chen**

A Certificate of Appropriateness was issued for the construction of four attached single family houses at 1902-1908 Princess Anne Avenue on June 23, 2015. A letter of Administrative Approval was issued on September 1, 2015 confirming that the porch fronting Princess Anne Avenue was in conformance with conditions contained in the Certificate of Appropriateness.

The applicant is seeking a modification to the project as a result of parking requirements imposed by zoning. The previous plans included four parallel parking spaces and the new plans indicate six spaces placed 90 degrees to the alley. The space required for the parking resulted in the reduction of the project by one unit. The new parking and unit count results in 2 off street parking spaces per unit, better rear access, and a larger area for trash and recycling containers. No other modifications have been made to the design as approved by the Certificate of Appropriateness.

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**Staff recommends approval of the project.** The proposed modification is in substantial compliance with the Certificate of Appropriateness issued on June 23, 2015.

It is the assessment of staff that the application is consistent with the Standards for New Construction outlined in Section 114.930.7(c) of the City Code, as well as with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of code.