



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION / CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (Location of Work)

Address 2107 Cedar Street

Historic District Union Hill



**PROPOSED ACTION**

- Alteration (including paint colors)
- Addition
- Rehabilitation
- New Construction (Conceptual Review required)
- Demolition
- Conceptual Review
- Final Review

**OWNER**

Name Sojo Enterprises

Company \_\_\_\_\_

Mailing Address 13000 Densmore Ct

Phone 8043045520

Email jeff@farrarconstructionllc.com

Signature

Date 11-22-17

**APPLICANT** (if other than owner)

Name \_\_\_\_\_

Company \_\_\_\_\_

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

Phone \_\_\_\_\_

Email \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**ACKNOWLEDGEMENT OF RESPONSIBILITY**

**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.

**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.

(Space below for staff use only)

Application received: ECE VED

Date/Time \_\_\_\_\_

By SEP 26 2017

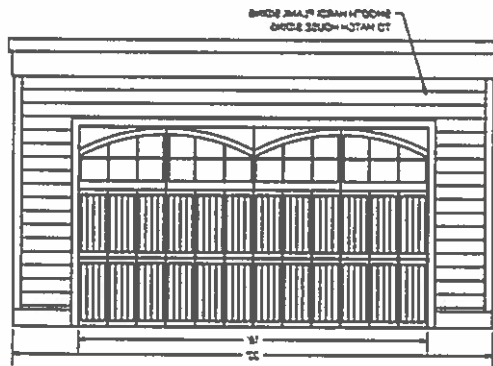
Complete  Yes  No

KC 11115  
COA-024471-2017

Property Address: 2107 Cedar St

**CAR Application for Review  
Supporting Materials for:**

**2107 Cedar Street  
Garage**



**SoJo Enterprises, LLC  
13000 Densmore Court  
Henrico, VA 23233  
804-304-5520**

Property Address: 2107 Cedar St

## 2107 Cedar St

To Whom It May Concern:

This proposal is to build a 20' x 22' garage at the rear of the above address. The garage will match the design, style and color of the home that has rebuilt on the same property. This request is being made by the purchaser and future Union Hill resident.

When the property was purchased for renovation in 2016, there was an approximately 15' x 15' busted slab of concrete. The slab had bolts coming out of the edges leading us to believe it was a framed garage or shed. The slab was removed during renovations due to the fact it was broken into multiple pieces.

Attached are pictures of several sheds in the area surrounding the property. This same shed architecture was approved at 412 N. 26<sup>th</sup> Street by the CAR Commission.

Thank you for your consideration. We look forward to working together.



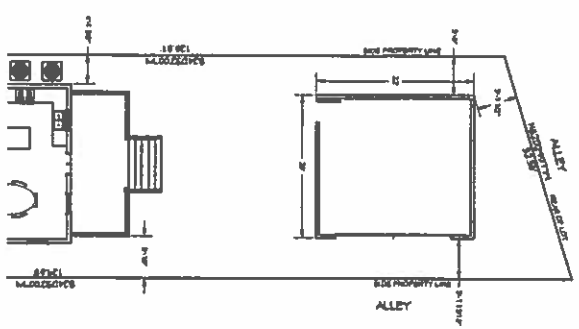
Jeffrey Farrar  
SoJo Enterprises, LLC  
Managing Member

Property Address: 2107 Cedar St

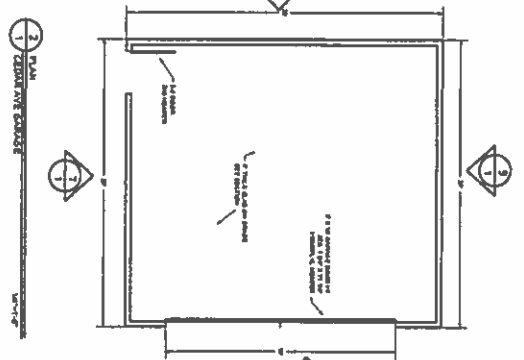
Surrounding Sheds

Below are 2 examples of 2-car garages within a 2-block radius of this property.

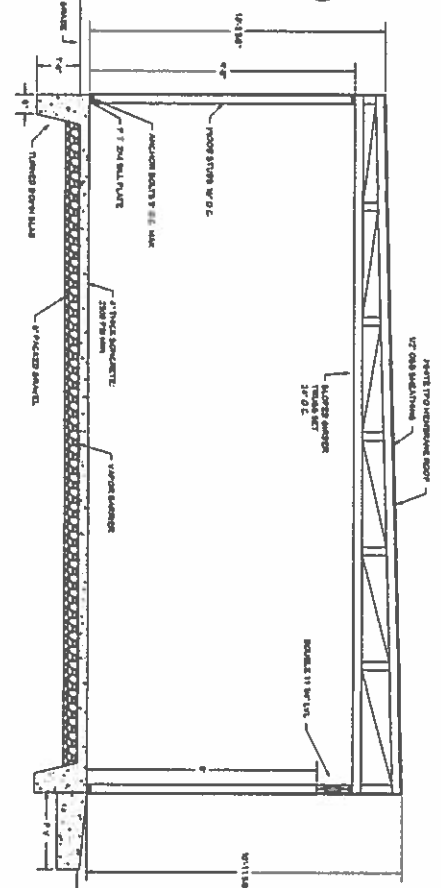




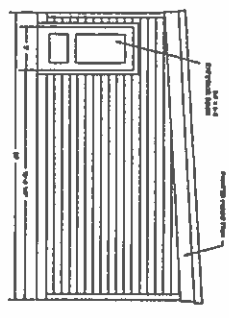
1 PARTIAL PLAN  
1 ZEDON AVE GARAGE



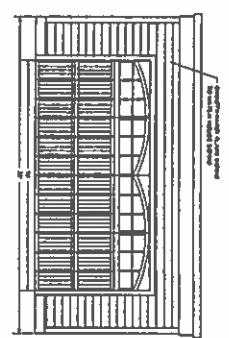
2 PLAN  
1 ZEDON AVE GARAGE



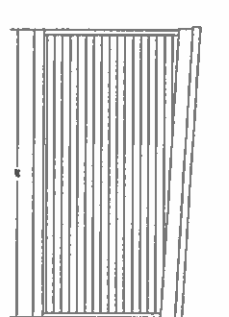
3 SECTION  
1 ZEDON AVE GARAGE



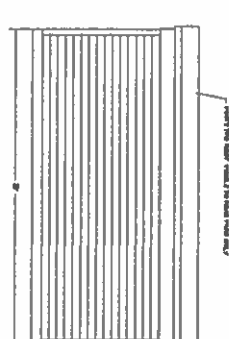
4 ELEVATION  
1 ZEDON AVE GARAGE



5 ELEVATION  
1 ZEDON AVE GARAGE



6 ELEVATION  
1 ZEDON AVE GARAGE



7 ELEVATION  
1 ZEDON AVE GARAGE

Architect/Designer		Date	
No.		Sheet	



4010 OLD GORRARD L. P. BOX 24, 2985  
 HUNTERDON VA 23119 FAX BOX 277-0115  
 Project Name: CEDAR AVE GARAGE  
 Owner: JEFF ZABALA  
 Address: 7108 CEDAR AVENUE  
 RICHMOND VA  
 Phone: 804-304-5130

Project No.	1
Date	10/11/11
Scale	1/8" = 1'-0"