



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**Commission of Architectural Review  
Certificate of Appropriateness Application**

900 E. Broad Street, Room 510  
Richmond, VA 23219  
804-646-6569

**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):

Additional unit attached to north wall of 972 Pink Street and fronting Pink Street.

**Applicant/Contact Person:** Sam Tuttle

Company: Streetcar Properties

Mailing Address: 815 N 25th St

City: Richmond State: VA Zip Code: 23223

Telephone: (757) 903-6669

Email: sam@streetcarproperties.com

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

**Property Owner:** \_\_\_\_\_

If Business Entity, name and title of authorized signee: \_\_\_\_\_

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:  Date: 07/03/2023

# 972 Pink Street – CAR Application

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CAR 9	Elevations
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CAR 11	Elevations
CAR 12	Site Plan
CAR 13	Site Plan

## Owner

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

## Plans Prepared By

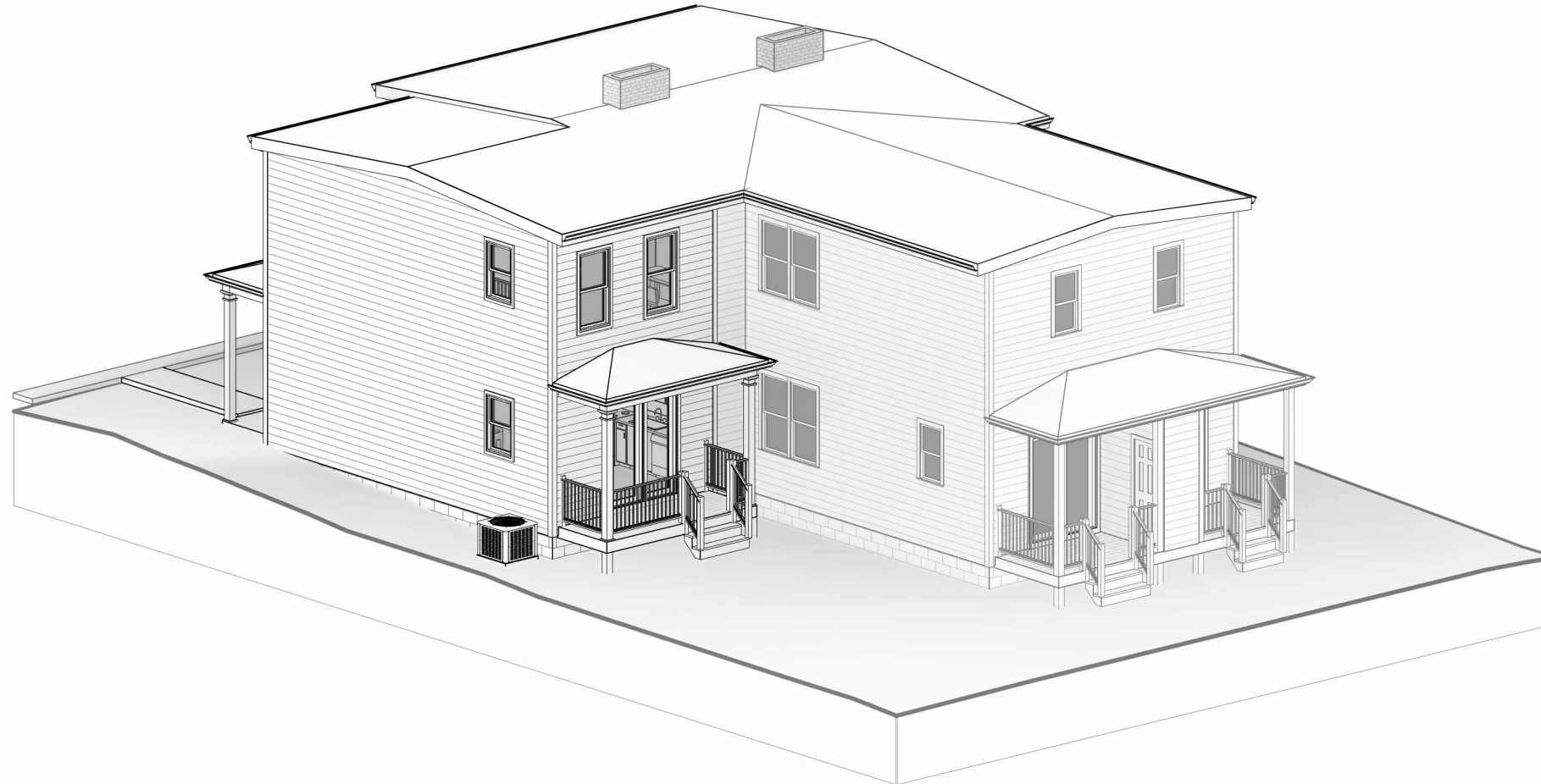
Obsidian, Inc.  
Charles R. Field, P.E.  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

## 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.

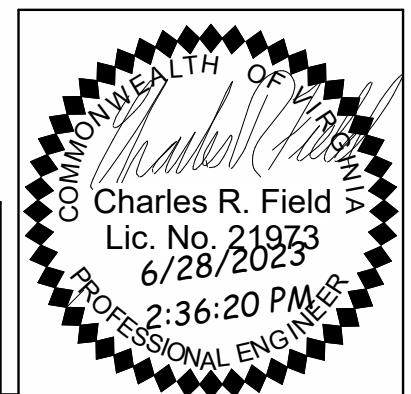


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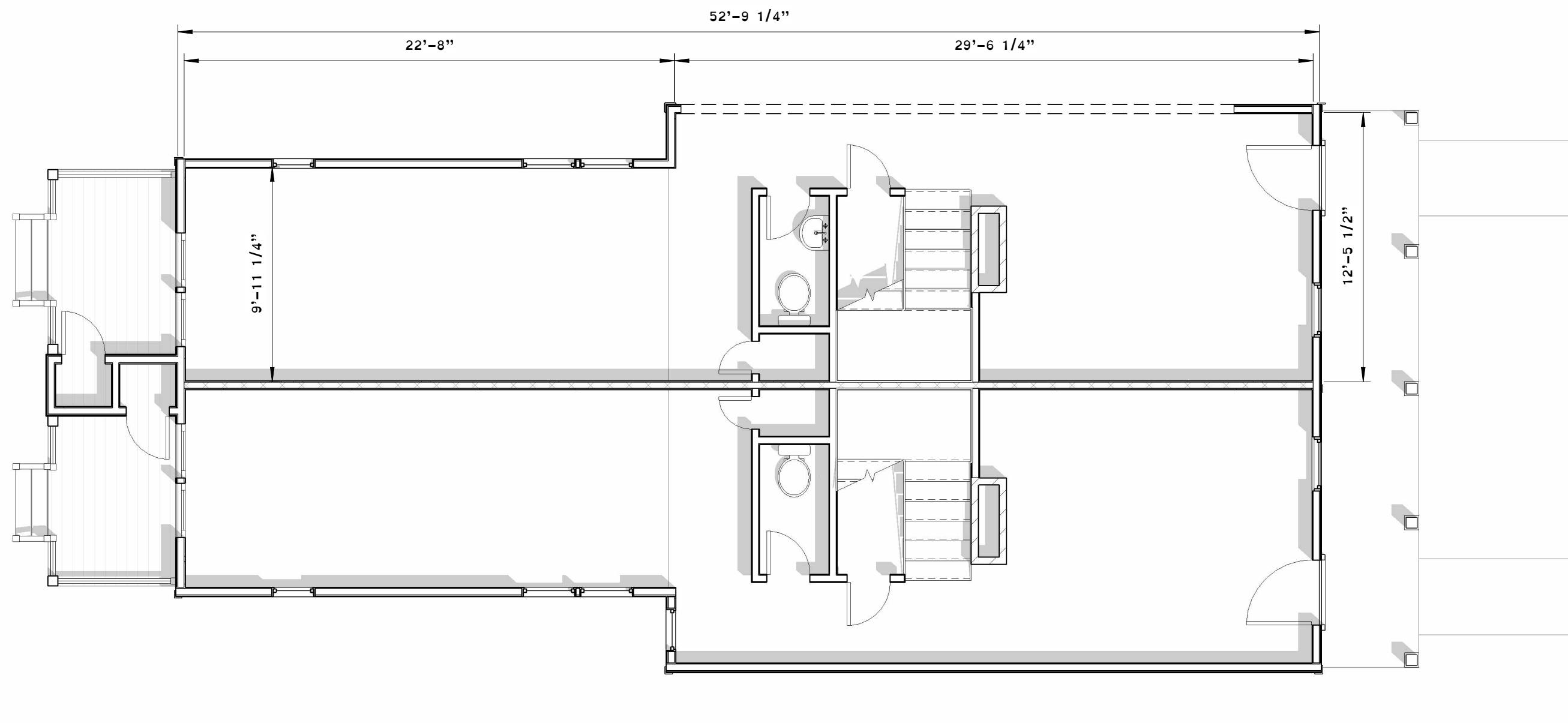
**Cover Sheet**  
972 Pink Street  
Sam Tuttle

June 28, 2023

CAR 1

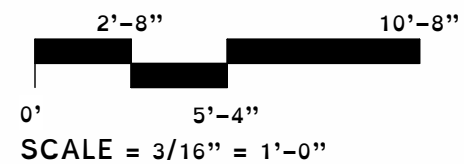


Rev.	Date	Description



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

Print plans at 11" x 17", Tabloid

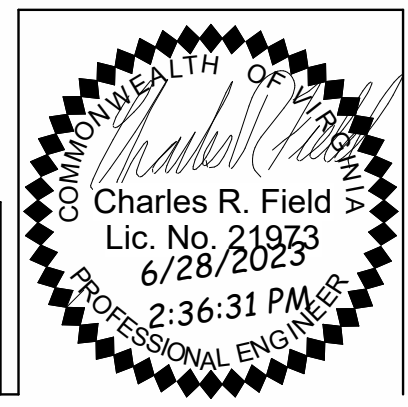


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**First Floor Existing**  
 972 Pink Street  
 Sam Tuttle

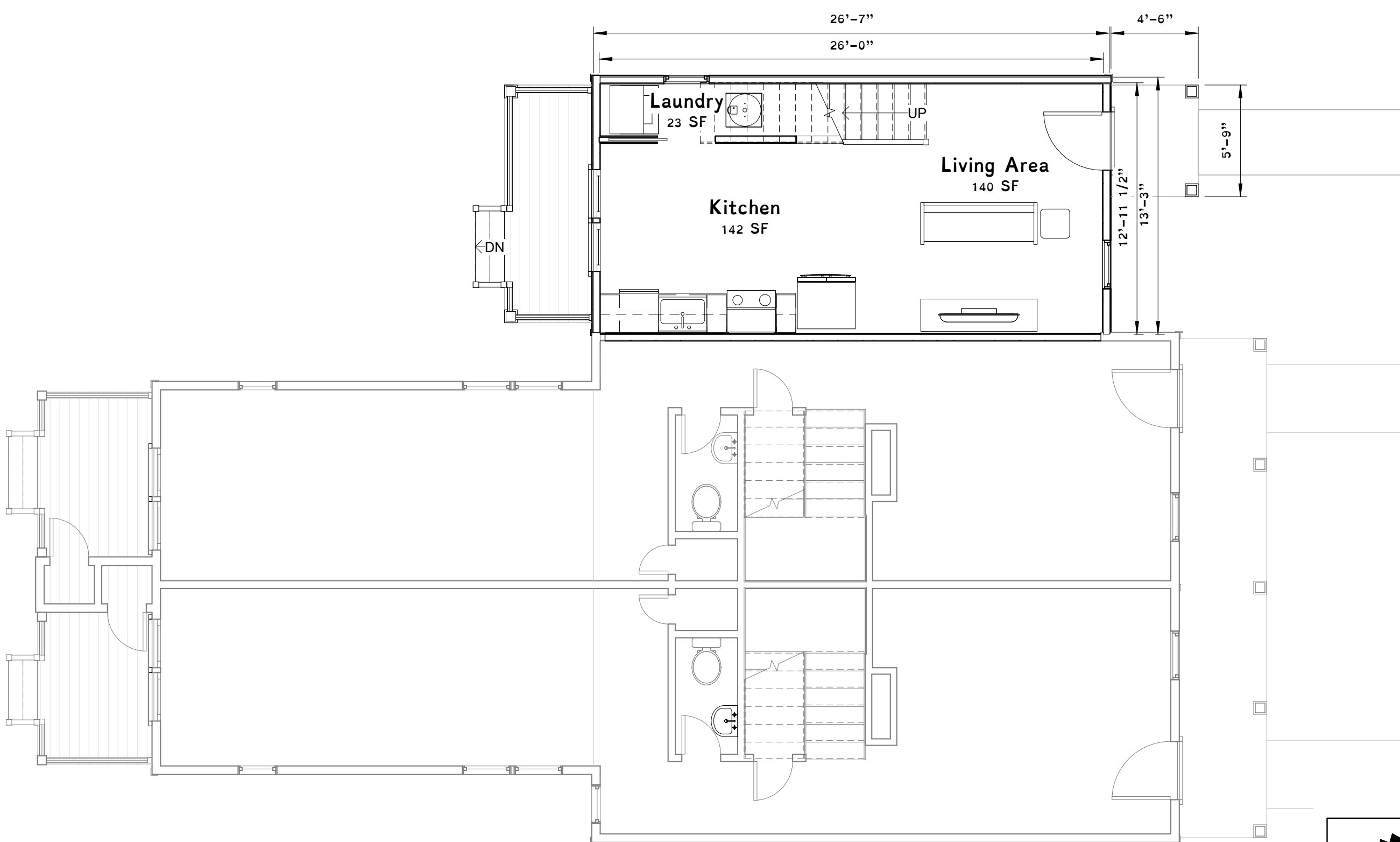
June 28, 2023

CAR 2

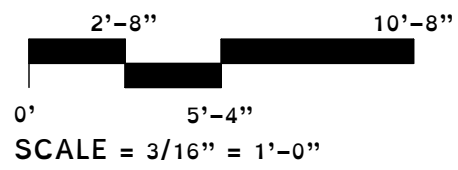


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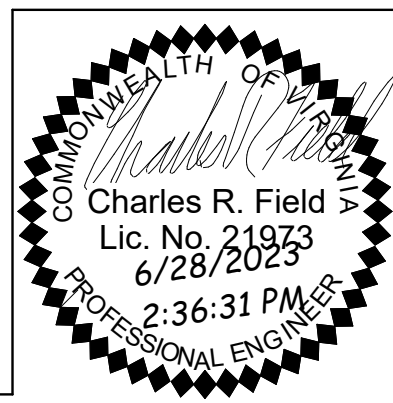


1 1st Floor - Proposed  
 3/16" = 1'-0"



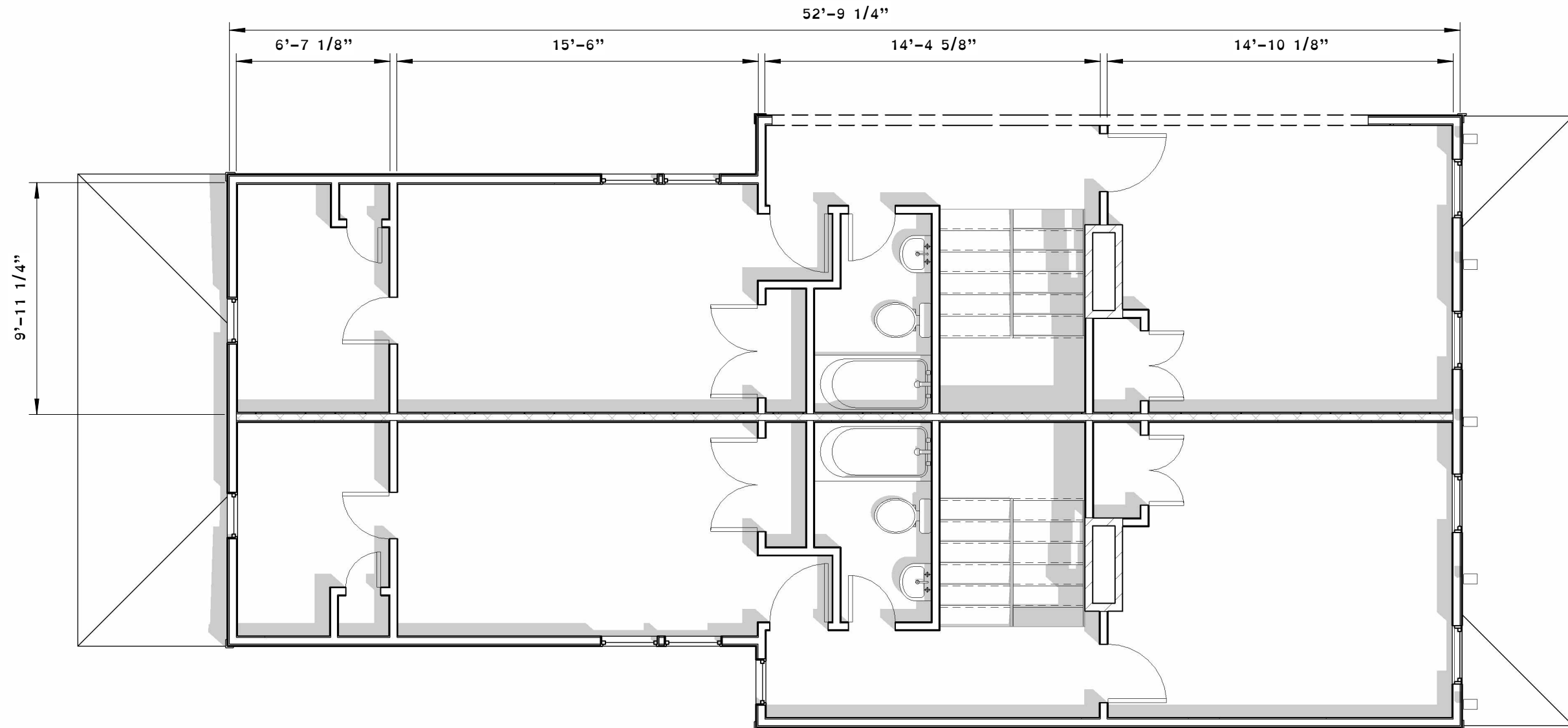
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 obsidianrva@gmail.com

**First Floor Proposed**  
 972 Pink Street  
 Sam Tuttle  
 June 28, 2023  
 CAR 3

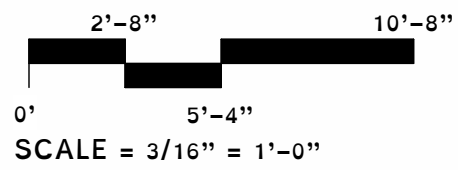


Rev.	Date	Description

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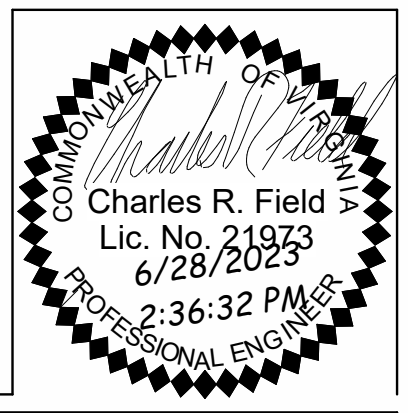


1 2nd Floor - Existing  
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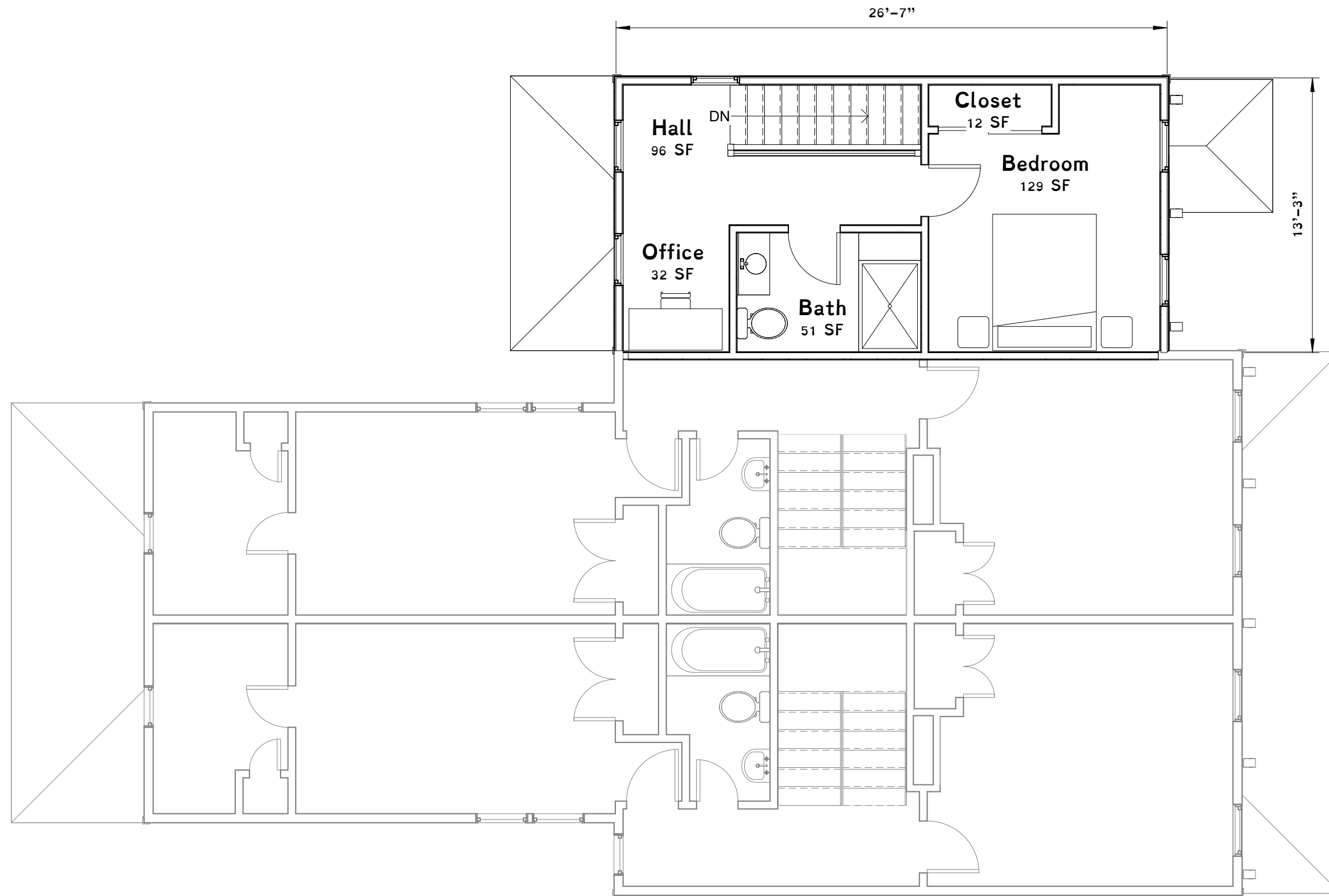
**Obsidian, Inc.**  
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**Second Floor Existing**  
 972 Pink Street  
 Sam Tuttle  
 June 28, 2023  
 CAR 4

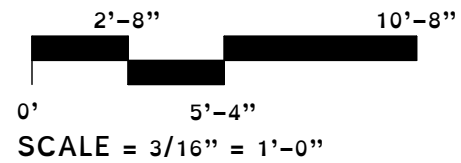


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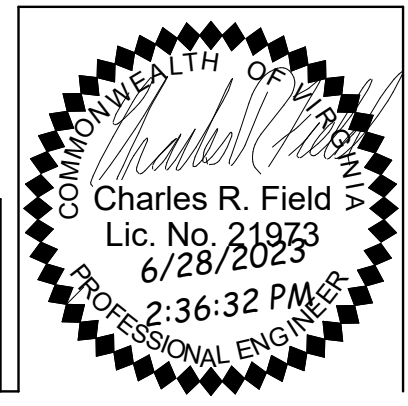


1 2nd Floor - Proposed  
 3/16" = 1'-0"

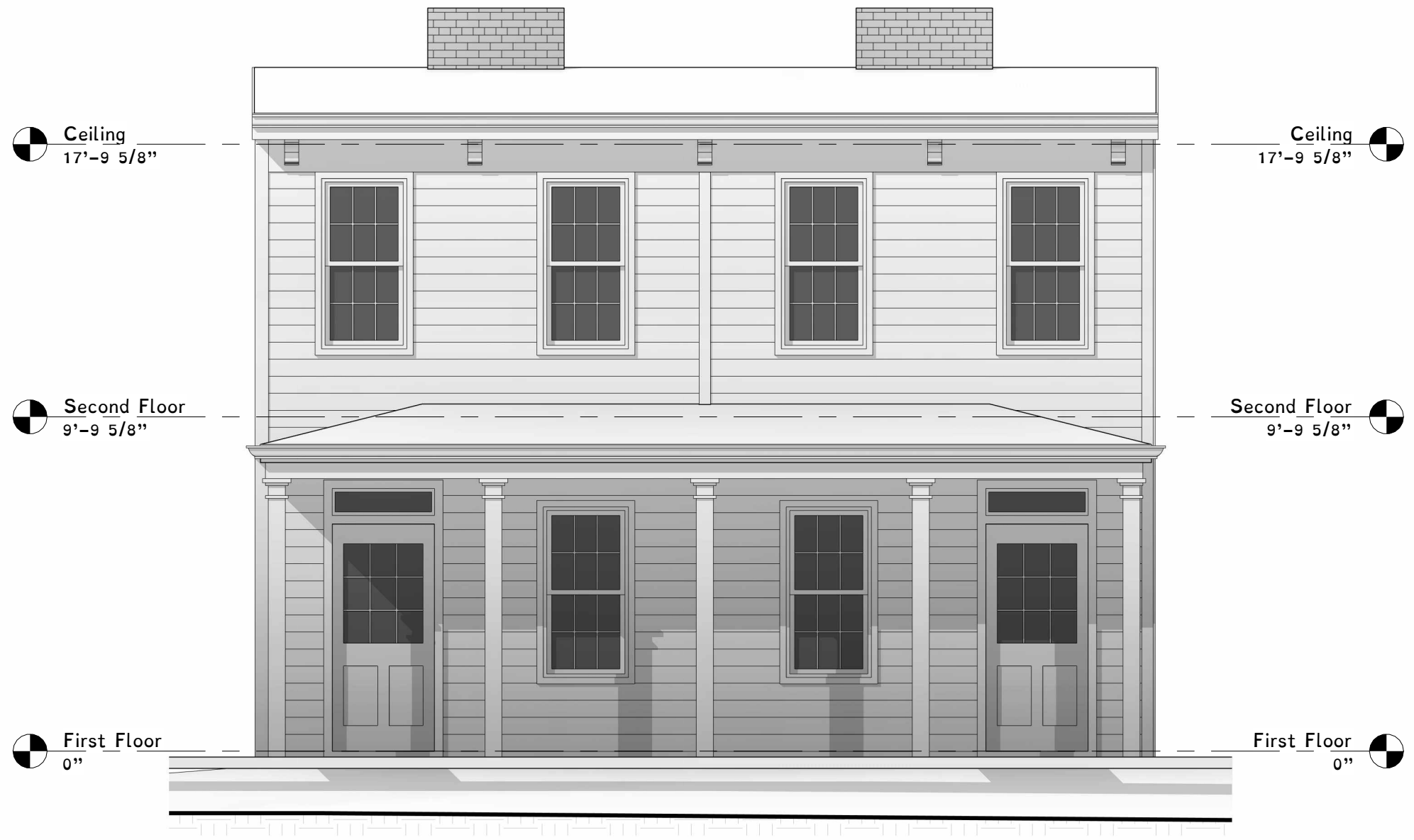


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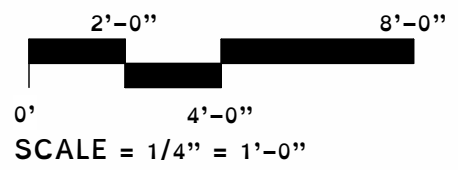
**Proposed Second Floor**  
 972 Pink Street  
 Sam Tuttle  
 June 28, 2023  
 CAR 5



Rev.	Date	Description



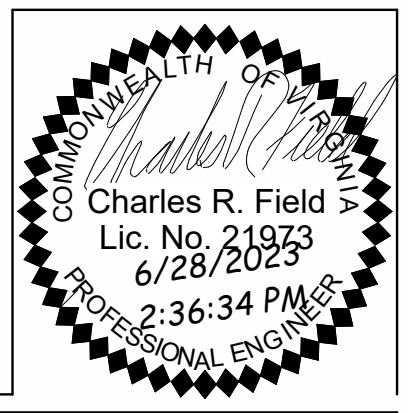
1 Existing East  
1/4" = 1'-0"



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**Elevations**  
972 Pink Street  
Sam Tuttle  
June 28, 2023

CAR 6



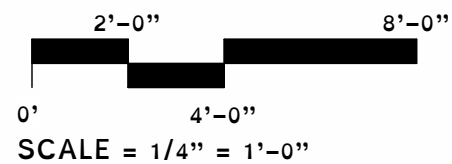
Print plans at 11" x 17", Tabloid

Rev.	Date	Description

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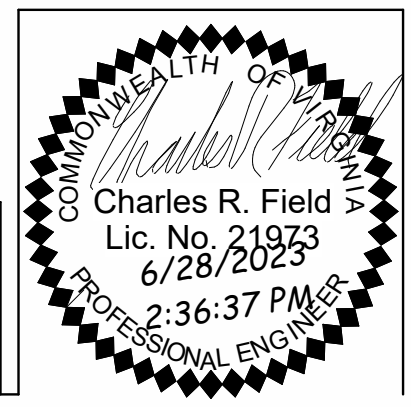


1 Proposed East  
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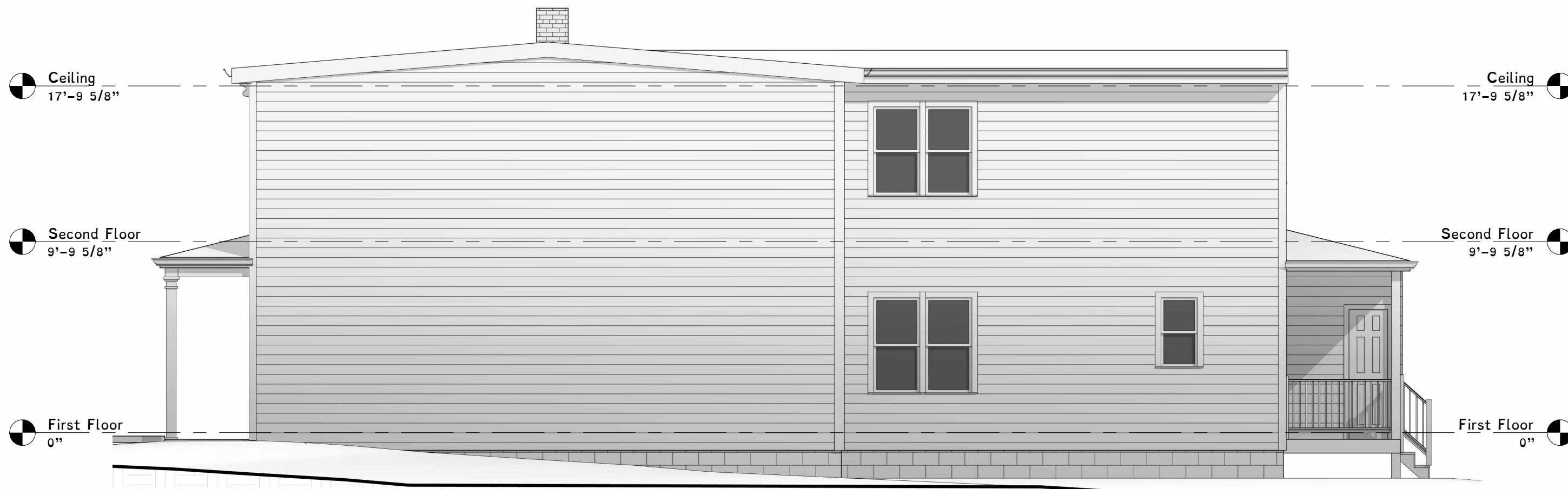
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**Elevations**  
 972 Pink Street  
 Sam Tuttle  
 June 28, 2023  
 CAR 7

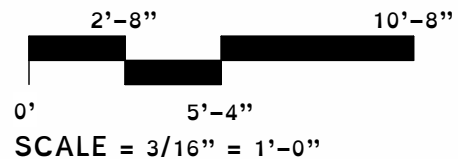


Rev.	Date	Description

Print plans at 11" x 17", Tabloid



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



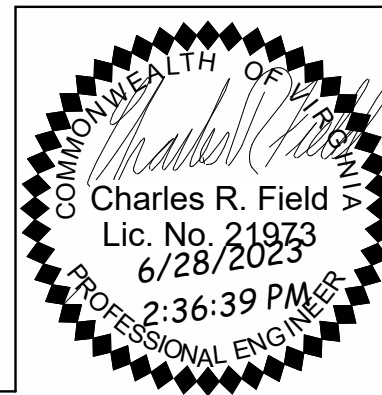
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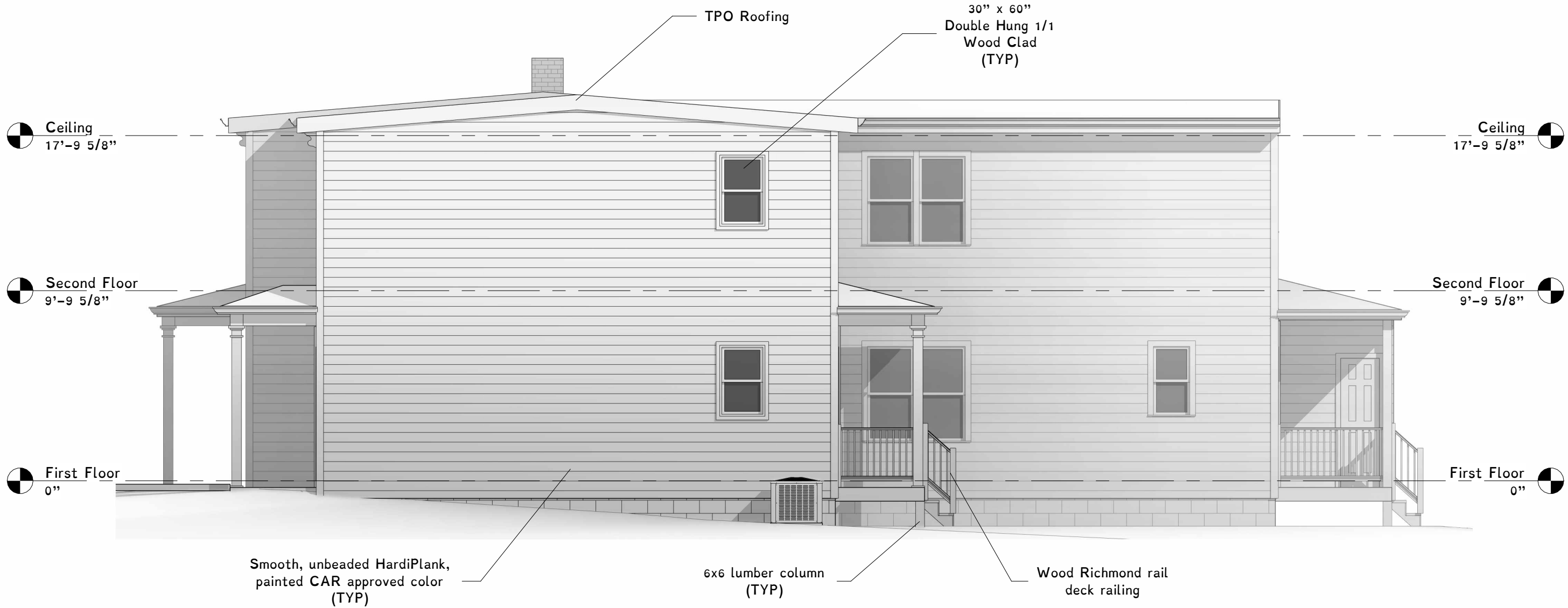
**Elevations**  
 972 Pink Street  
 Sam Tuttle

June 28, 2023

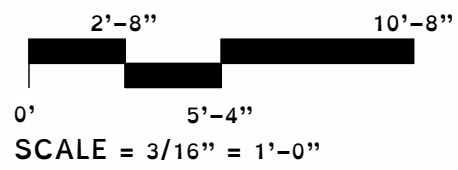
CAR 8



Print plans at 11" x 17", Tabloid



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

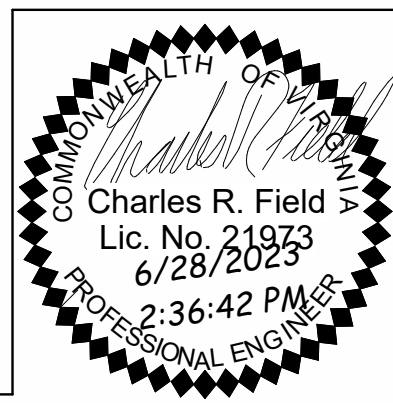


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**Elevations**  
972 Pink Street  
Sam Tuttle

June 28, 2023

CAR 9

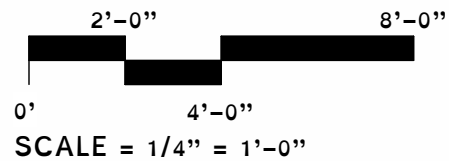


Rev.	Date	Description

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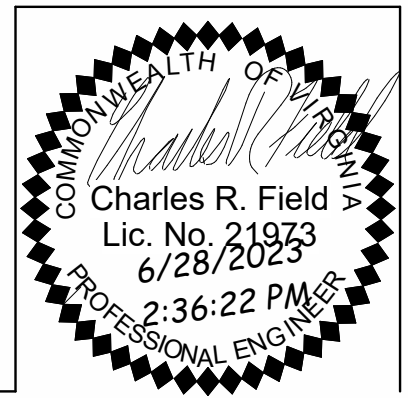


1 Existing West  
1/4" = 1'-0"



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**Elevations**  
972 Pink Street  
Sam Tuttle  
June 28, 2023  
CAR 10

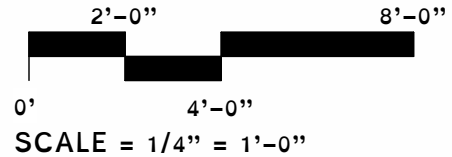


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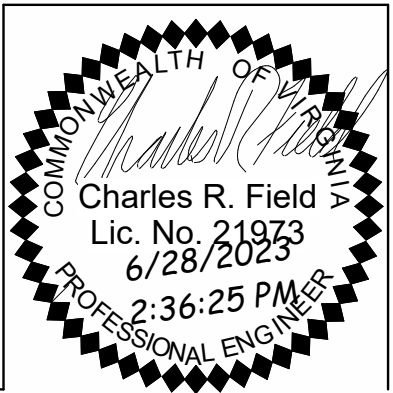
1 Proposed West  
 1/4" = 1'-0"



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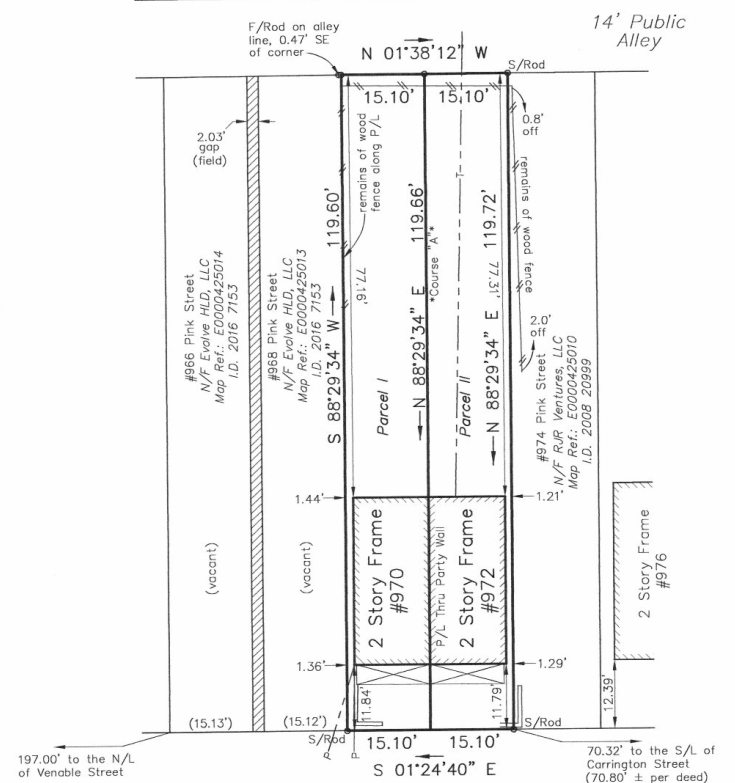
**Elevations**  
 972 Pink Street  
 Sam Tuttle  
 June 28, 2023  
 CAR 11



**Parcel I:**  
Address: #970 Pink Street  
Current Owner: Tut Hill, LLC  
Map Ref.: E0000425012  
I.D. 2015 23772

**Parcel II:**  
Address: #972 Pink Street  
Current Owner: Tut Hill, LLC  
Map Ref.: E0000425011  
I.D. 2015 23772

Note: Bearings protracted from City Baseline sheet 9 NE.  
Course "A" location based on center of subject building as field located.  
A discrepancy of 2.02' exists between City baseline sheet and City records.



**PINK STREET**

Survey and Plat of  
**The Properties Known as #970 & #972 Pink Street in the City of Richmond, VA**

COMMONWEALTH OF VIRGINIA  
JAMES A. LOHR  
LIC. NO. 2008  
LAND SURVEYOR

This is to certify that on 06/30/16 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290041E effective date of 07/16/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

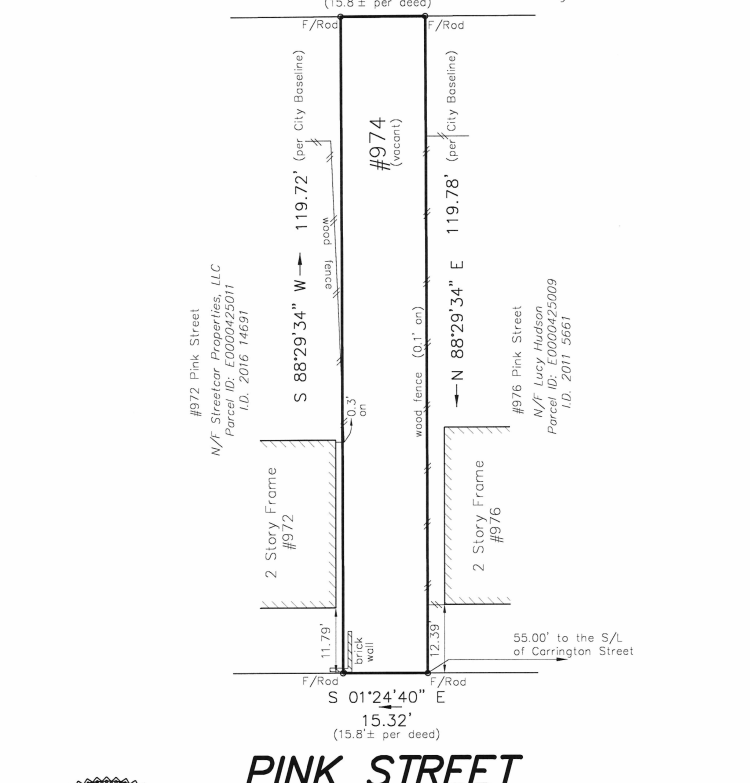
Edwards, Kretz, Lohr & Associates, PLLC  
Land Surveyors-Planners  
Virginia-North Carolina  
1900 Byrd Avenue, Suite 103  
Richmond, Virginia, 23230  
Phone (804) 673-9666  
Fax (804) 673-9990

Scale: 1"=20'  
Drawn: TCJ  
Job: 1285-16

Date: 07/05/16  
Checked: JAL

Address: #974 Pink Street  
Current Owner: RJR Ventures, LLC  
Parcel ID: E0000425010  
I.D. 2008 20999

Note: Bearings protracted from City Baseline sheet 9 NE.



**PINK STREET**

Survey and Plat of  
**The Property Known as #974 Pink Street in the City of Richmond, VA**

COMMONWEALTH OF VIRGINIA  
JAMES A. LOHR  
LIC. NO. 2008  
LAND SURVEYOR

This is to certify that on 05/24/18 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290041E effective date of 07/16/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

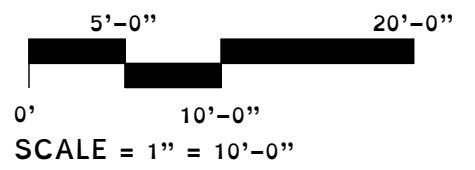
Edwards, Kretz, Lohr & Associates, PLLC  
Land Surveyors-Planners  
Virginia-North Carolina  
1900 Byrd Avenue, Suite 103  
Richmond, Virginia, 23230  
Phone (804) 673-9666  
Fax (804) 673-9990

Scale: 1"=20'  
Drawn: TCJ  
Job: 1277-18

Date: 06/01/18  
Checked: JAL

Print plans at 11" x 17", Tabloid

- 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%).



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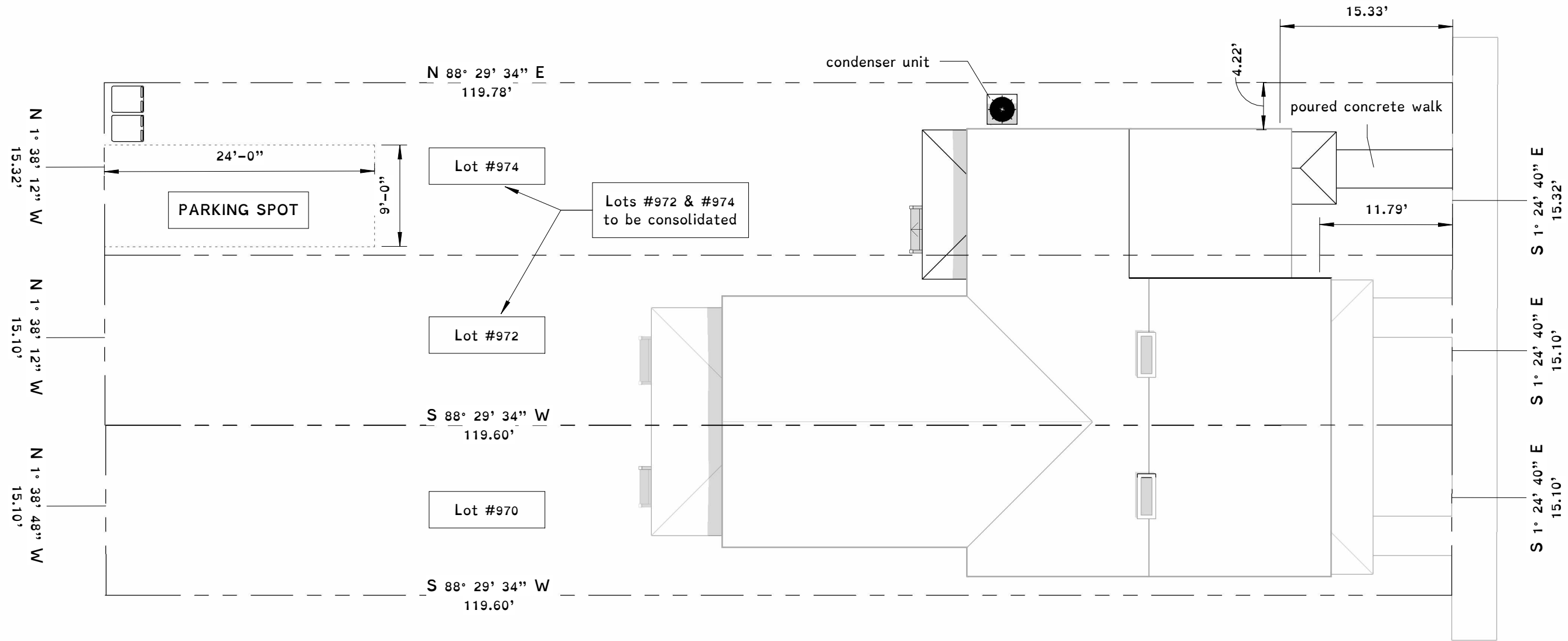
**Site Plan**  
972 Pink Street  
Sam Tuttle

June 28, 2023

COMMONWEALTH OF VIRGINIA  
Charles R. Field  
Lic. No. 21973  
6/28/2023  
2:36:28 PM  
PROFESSIONAL ENGINEER

CAR 12

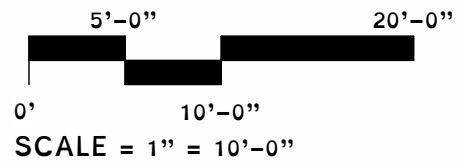
Print plans at 11" x 17", Tabloid



1 Site Plan  
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%).



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**Site Plan**  
972 Pink Street  
Sam Tuttle

June 28, 2023

CAR 13

