



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 1902 - 1906 Princess Anne Ave.

DATE: Dec. 18, 2015

OWNER'S NAME: Richard M. Cross

TEL NO.: 804-306-4791

AND ADDRESS: 306 Hollyport Rd.

EMAIL: Richard@Hollyportventures.com

CITY, STATE AND ZIPCODE: Henrico, VA 233229

ARCHITECT/CONTRACTOR'S NAME: R. Michael Cross Design Group

TEL. NO.: 202-536-3006

AND ADDRESS: 2001 S Street, NW

EMAIL: mcross@rmichaelcross.com

CITY, STATE AND ZIPCODE: Washington, DC 20009

Would you like to receive your staff report via email? Yes No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK

PROPOSED. (Include additional sheets of description if necessary, and **12 copies** of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

This is a revision to approved application No. 15-050. The number of houses has been reduced from four to three and the off-street parking has been increased from four parallel spaces to six spaces at 90 deg. to the alley with appropriate adjustments.

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): Richard M. Cross

(Space below for staff use only)

Received by Commission Secretary _____

APPLICATION NO. _____

DATE _____

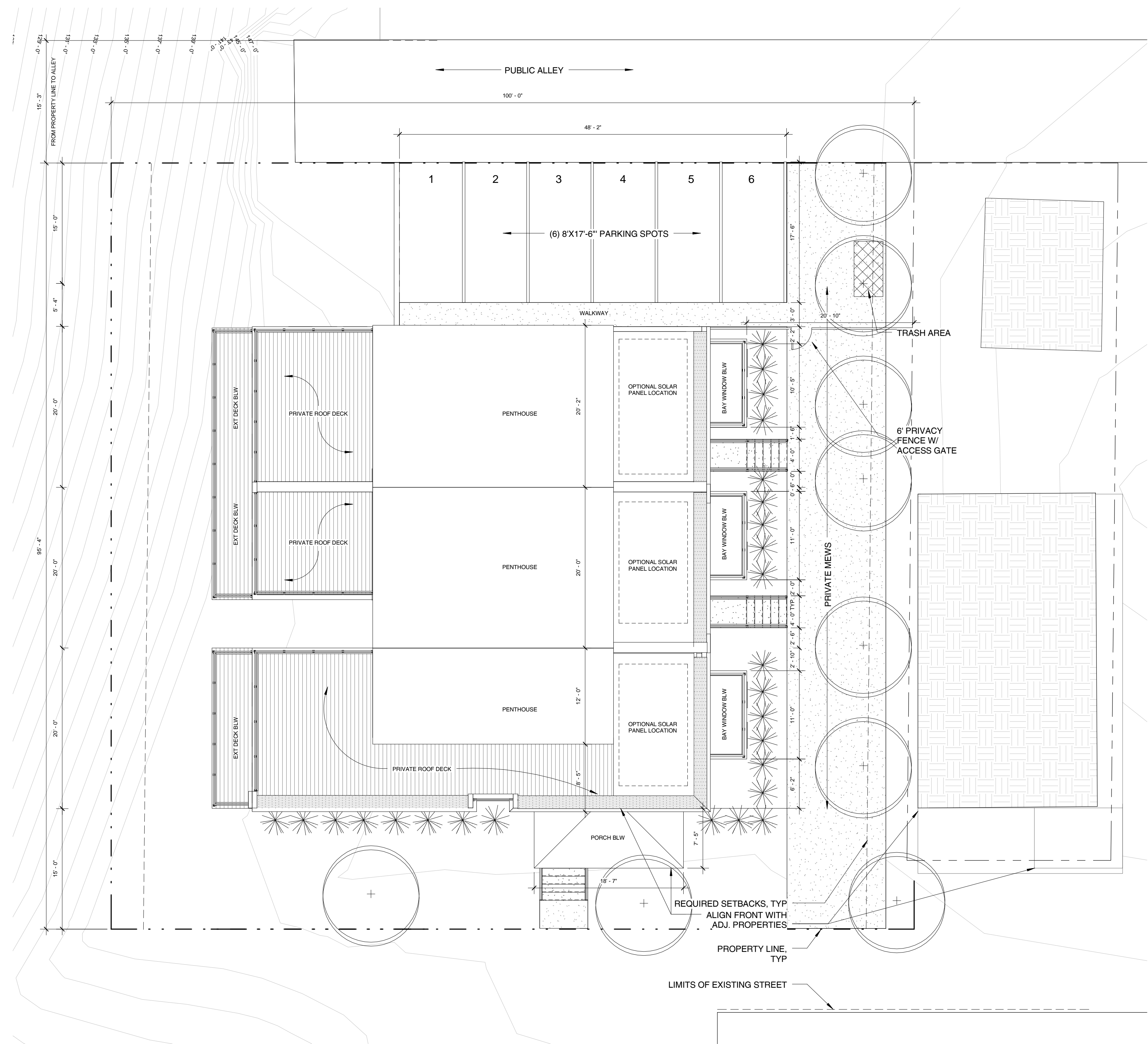
SCHEDULED FOR _____

Note: CAR reviews all applications on a case-by-case basis.

ZONING ANALYSIS

Address:	1906 Princess Anne Ave
Zone:	R-63
Lot Area:	9537 SF
Proposed Use:	Multi-Family (3-Unit Condo)

	Required	Provided
Min Lot Area:	4000 SF	9533 SF
Front Yard:	None Reg (15' Max)	8'
Side Yard:	5' Min	8' & 20'
Rear Yard:	15' Min	24'
Open Space:	2861 SF	6261 SF
Lot Coverage:	6199 SF Max	3272 SF (34%)
Height:	3 Stories Max	2 Stories + Penthouse
Window Ratio:	30%	32%
Parking:	3 Spaces	6 Spaces - 8'x17-6"



1 SITE PLAN
A2 | A1 1/8" = 1'-0"

RICHARD CROSS
PRINCESS ANNE
SCHEMATIC DESIGN

R. MICHAEL CROSS
DESIGN GROUP

NO.	DESCRIPTION	DATE

DRAW: JJB
CHECK: RMC

17 DEC 2015

SITE PLAN

A1

FULL-SIZE HALF-SIZE
1/8" = 1'-0"

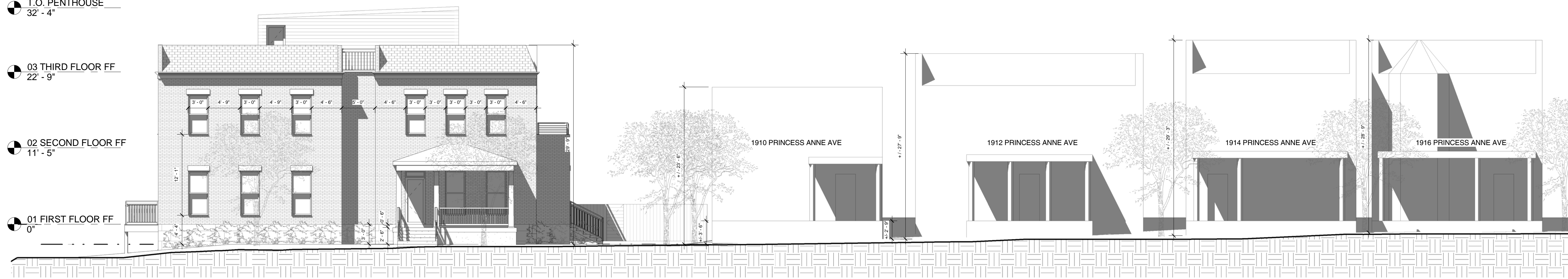
T.O. PENTHOUSE
32' - 4"

03 THIRD FLOOR FF
22' - 9"

02 SECOND FLOOR FF
11' - 5"

01 FIRST FLOOR FF
0"

1 PRINCESS ANNE ELEVATION
0100|A2 1/8" = 1'-0"



RICHARD CROSS
PRINCESS ANNE

R. MICHAEL CROSS
DESIGN GROUP

SCHEMATIC DESIGN

REVISION SCHEDULE
NO. DESCRIPTION DATE

DRAW : JJB
CHECK : RMC

17 DEC 2015

SITE ELEVATION

A2

FULL-SIZE HALF-SIZE
1/8" = 1'-0"

CRS | PA

12/18/2015 4:22:32 PM



1 EAST
D100/A3 1/4" = 1'-0"

T.O. PENTHOUSE
32' - 4"

03 THIRD FLOOR FF
22' - 9"

02 SECOND FLOOR FF
11' - 5"

01 FIRST FLOOR FF
0"

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

DRAW : JJB
CHECK : RMC

17 DEC 2015

ELEVATIONS

A3

FULL-SIZE HALF-SIZE
1/4" = 1'-0"

CRS PA



1 SOUTH
D100/A4 1/4" = 1'-0"

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

DRAW : JTB
CHECK : RMC

17 DEC 2015

CRS | PA
ELEVATIONS
A4

FULL-SIZE HALF-SIZE
1/4" = 1'-0"



1 WEST
D100 A5 1/4" = 1'-0"

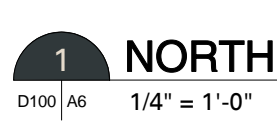
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

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17 DEC 2015

CRS | PA
ELEVATIONS
A5

FULL-SIZE HALF-SIZE
1/4" = 1'-0"



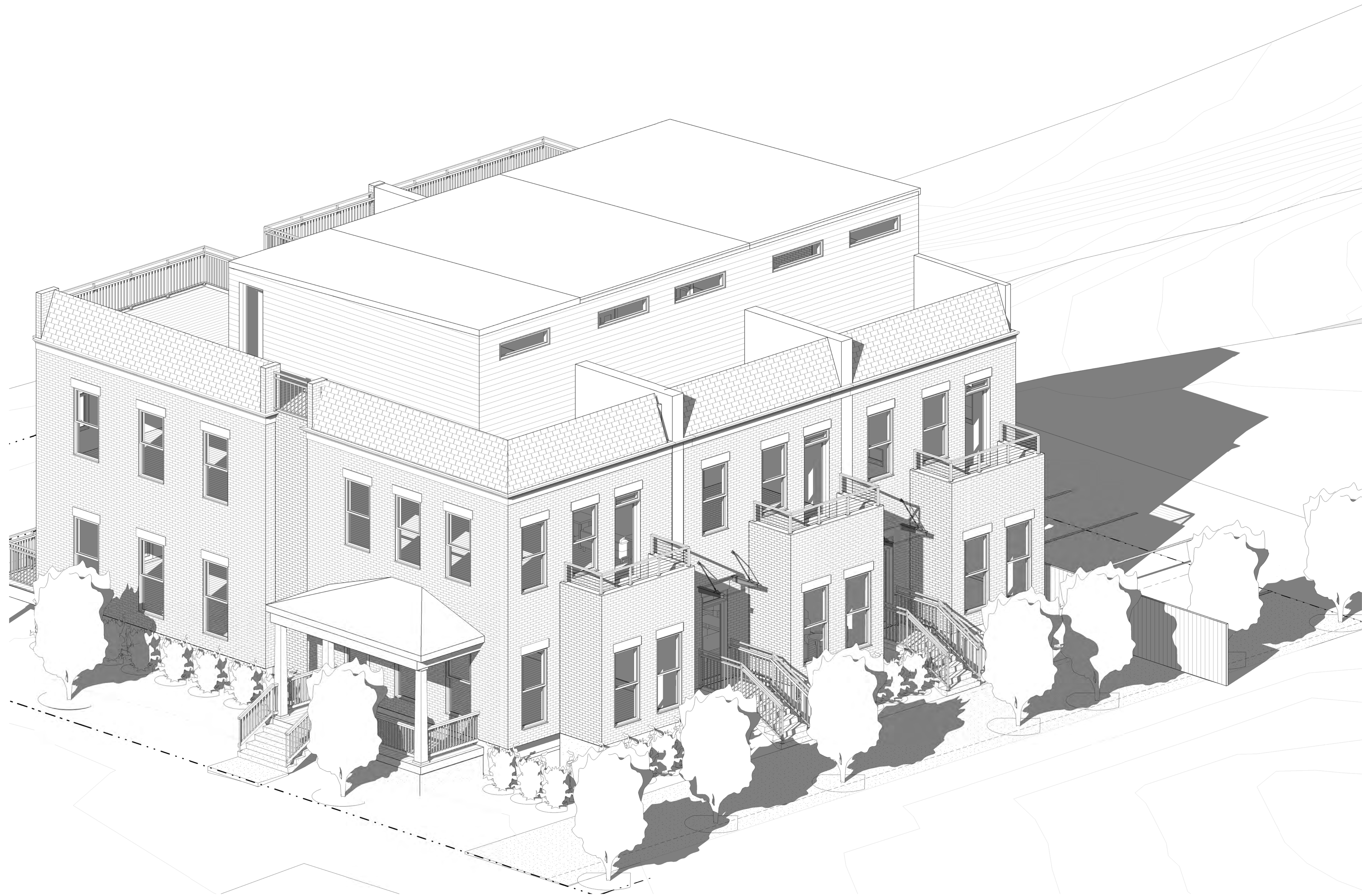
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

DRAW : JJB
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17 DEC 2015

CRS | PA
ELEVATIONS
A6

FULL-SIZE HALF-SIZE
1/4" = 1'-0"



1 FRONT AXONOMETRIC
A7

RICHARD CROSS
PRINCESS ANNE

SCHEMATIC DESIGN

R. MICHAEL CROSS
DESIGN GROUP

REVISION SCHEDULE
NO. DESCRIPTION DATE

DRAW : JJB
CHECK : RMC

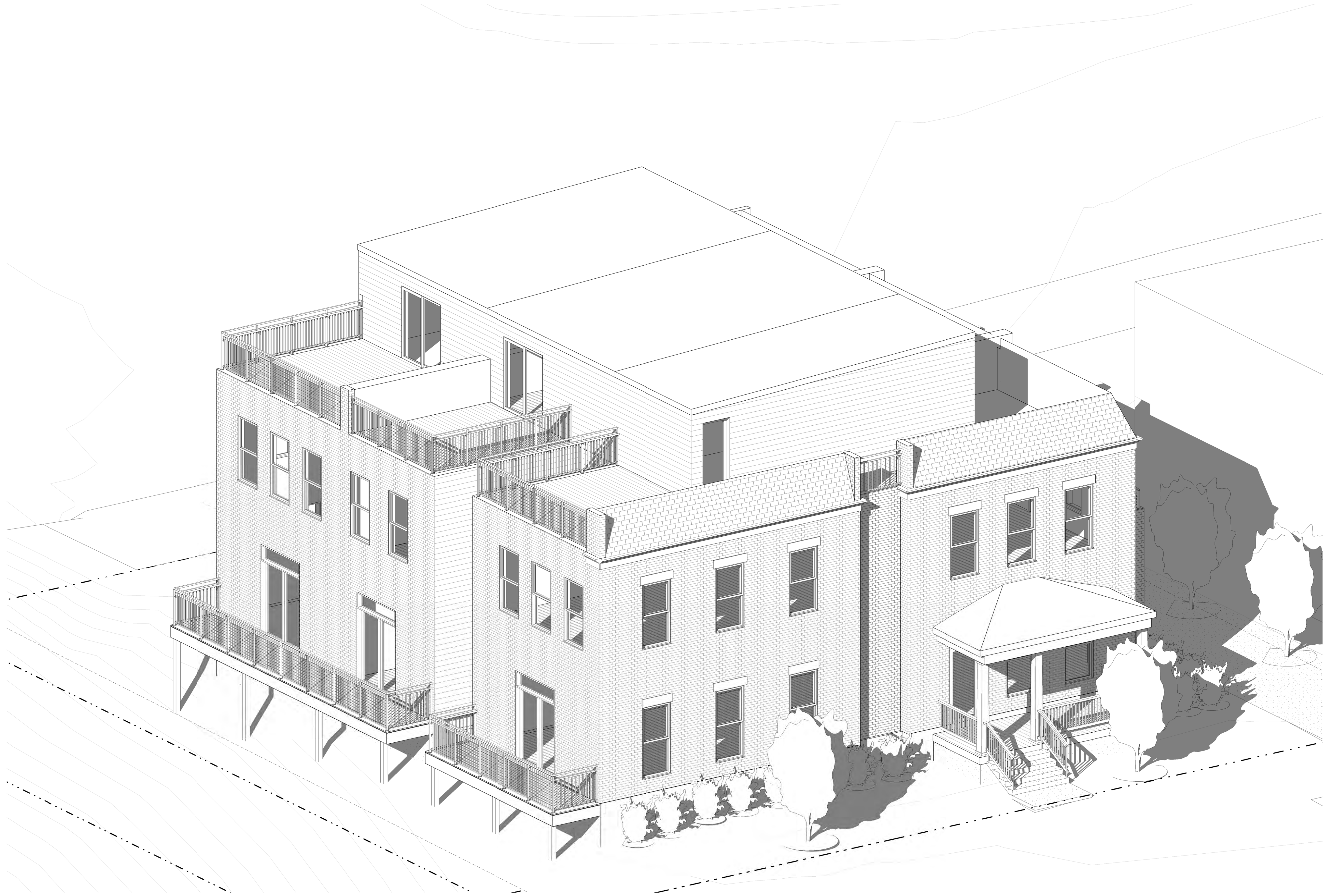
17 DEC 2015

CRS | PA

3D VIEWS

A7

FULL-SIZE HALF-SIZE



1 REAR AXONOMETRIC
A8

RICHARD CROSS
PRINCESS ANNE

■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP

SCHMATIC DESIGN

REVISION SCHEDULE
NO. DESCRIPTION DATE

DRAW : JJB
CHECK : RMC

17 DEC 2015

3D VIEWS

A8

FULL-SIZE HALF-SIZE

CRS | PA



SIDEWALK VIEW FROM PRINCESS ANNE

■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP