



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2113 M Street

Historic district Union Hill

Date/time rec'd: <u>3-2-18</u> <u>11:45</u>
Rec'd by: _____
Application #: _____
Hearing date: _____

### APPLICANT INFORMATION

Name Marc Anderson

Phone (434) 409-3936

Company \_\_\_\_\_

Email mandersonesquire@gmail.com

Mailing Address 2115 M Street

Applicant Type:  Owner  Agent

Richmond, VA 23223

Lessee  Architect  Contractor

Other (please specify): \_\_\_\_\_

### OWNER INFORMATION (if different from above)

Name \_\_\_\_\_

Company \_\_\_\_\_

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

Phone \_\_\_\_\_

Email \_\_\_\_\_

### PROJECT INFORMATION

Review Type:  Conceptual Review  Final Review

Project Type:  Alteration  Demolition  New Construction  
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

See attached sheet.

### ACKNOWLEDGEMENT OF RESPONSIBILITY

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.

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.

Signature of Owner \_\_\_\_\_

Date 3/2/18



# CERTIFICATE OF APPROPRIATENESS

## NEW CONSTRUCTION CHECKLIST

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**Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on site.**

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

**PROPERTY ADDRESS:** 2113 M Street

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### NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

### DRAWINGS (refer to required drawing guidelines)

- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

### WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- material description; attach specification sheets if necessary

### PHOTOGRAPHS place on 8 1/2 x 11 page, label photos with description and location (refer to photograph guidelines)

- site as seen from street, from front and corners, include neighboring properties

**Property Address: 2113 M Street**

**2113 M Street**

To Whom It May Concern:

This proposal is to build a 20' x 20' garage at the rear of the above address. The garage will match the design, style, and color of the home that currently exists on the property. The new garage for 2113 M Street will be a free-standing 20' x 20' structure with a gable roof (20' in height) located on the rear portion of the 2113 M Street lot bordering the alley between N 21st Street and N 22nd Street. Previously a 20' x 10' garage stood on the parcel as indicated on the enclosed lot line adjustment survey. After the garage was damaged by a tree limb that fell on it the garage and slab were removed due to the fact that it was damaged and broken into multiple pieces.

**Location:** The garage door will face west towards alley (i.e, alley located in between N 21st St and N 22nd St.) and access will be from a driveway from the alley.

**Materials:** The garage will have a concrete slab foundation, wood siding and a metal roof. The wood siding and metal roof will be identical to those on the renovation of 2113 M Street, which was approved by the Commission in 2017. The garage door, which will be 16' x 7', and match that garage door that was previously approved on 2107 Cedar Street. A picture of the door has been attached for your review.

**Colors:** The colors will match those of the residence at 2113 M Street. Specifically, we are submitting that colors for the residence at 2113 M Street be the following: the siding and trim both be Valspar "Du Jour" (7002-6), with the same color combination for the garage's siding and trim. The garage door will be white like 2107 Cedar Street. The front doors to the house will be "Sable Calm" (5002-2C). Finally, the window jambs and mullions will be Valspar "Noir" (4009-2).

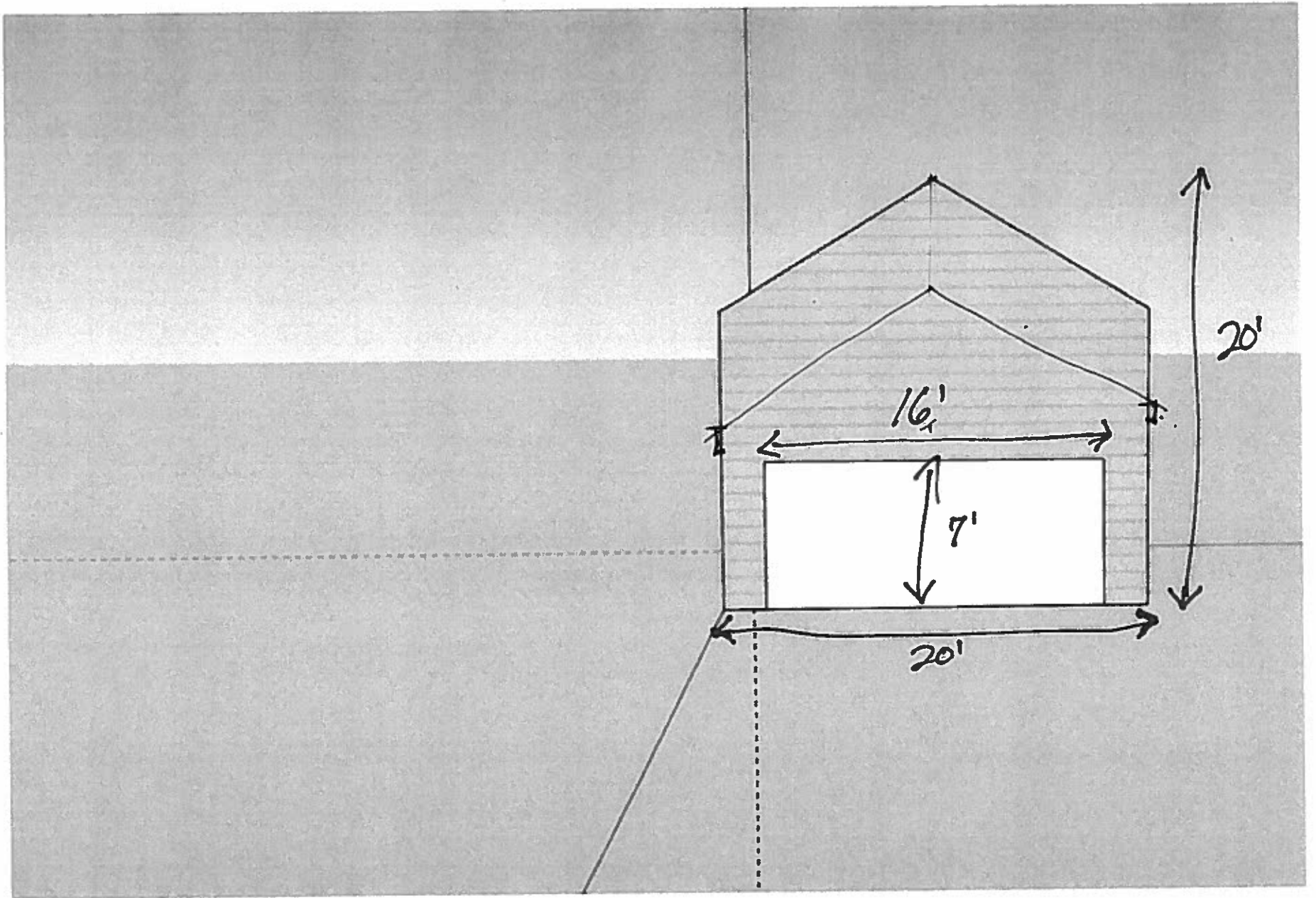
Thank you for your consideration. I look forward to working together on this matter with the commission.

Best,

  
Maree Anderson  
Owner

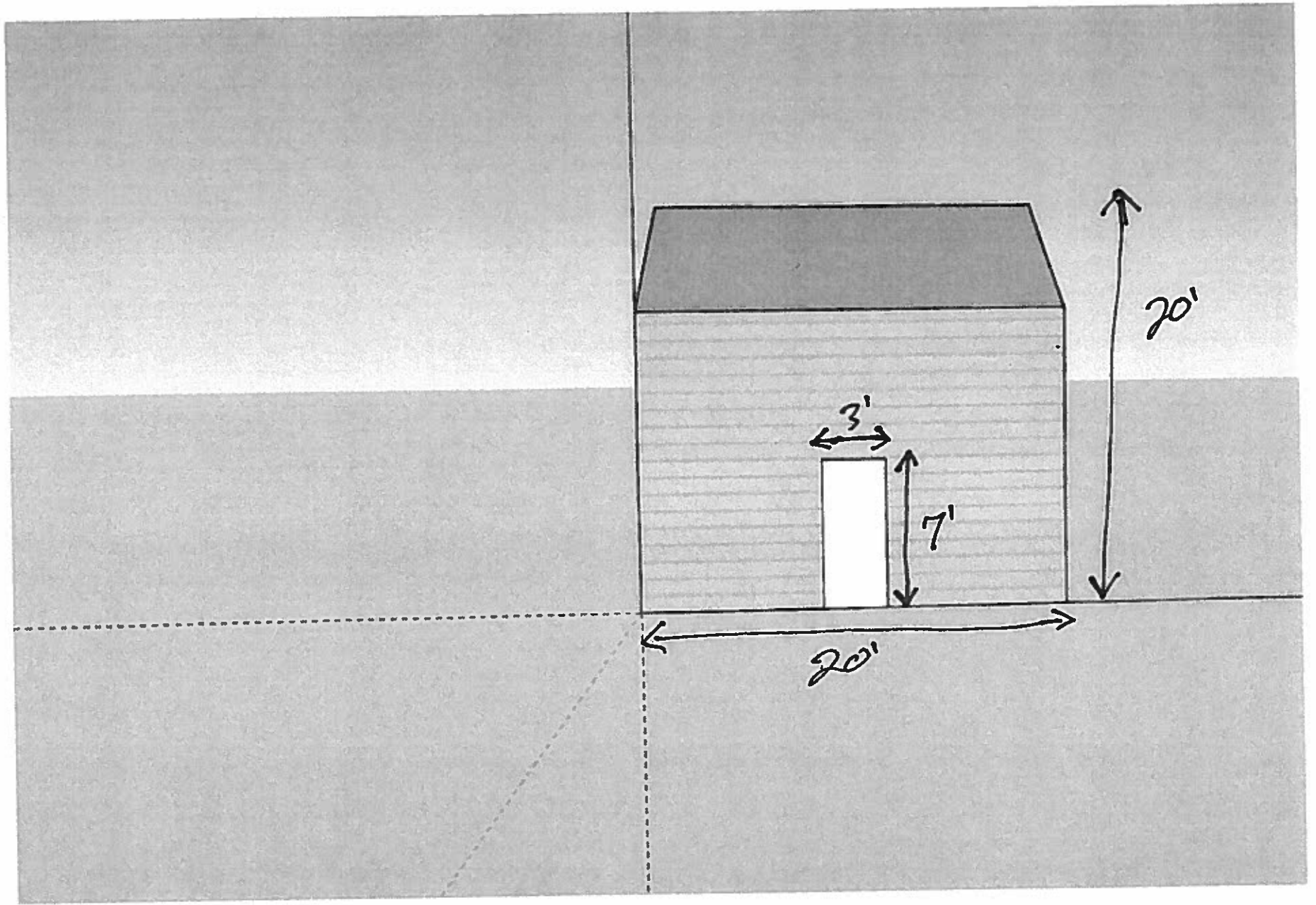


2115 1/1 7/20/21



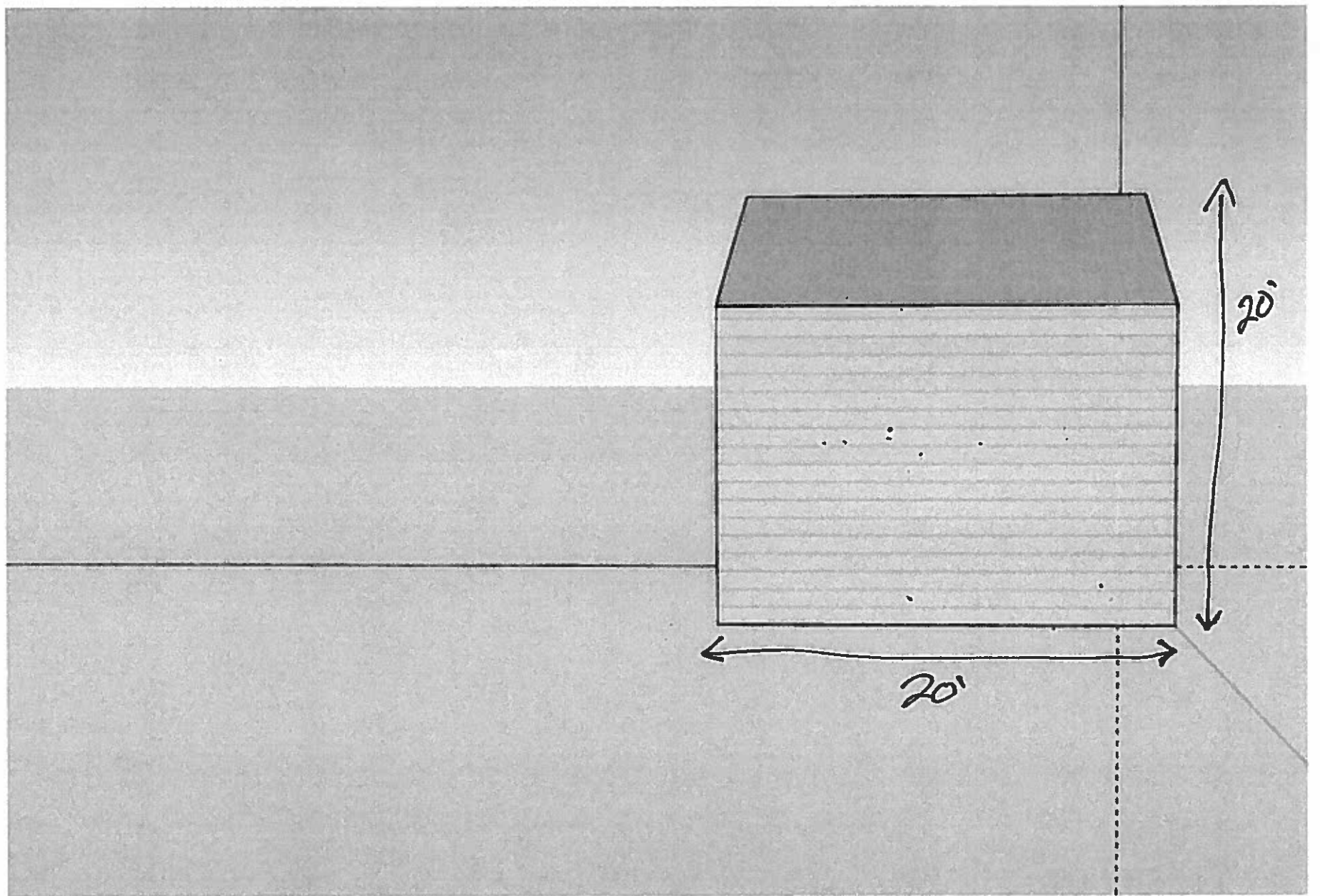
West Elevation

2113 111 Street



North Elevation

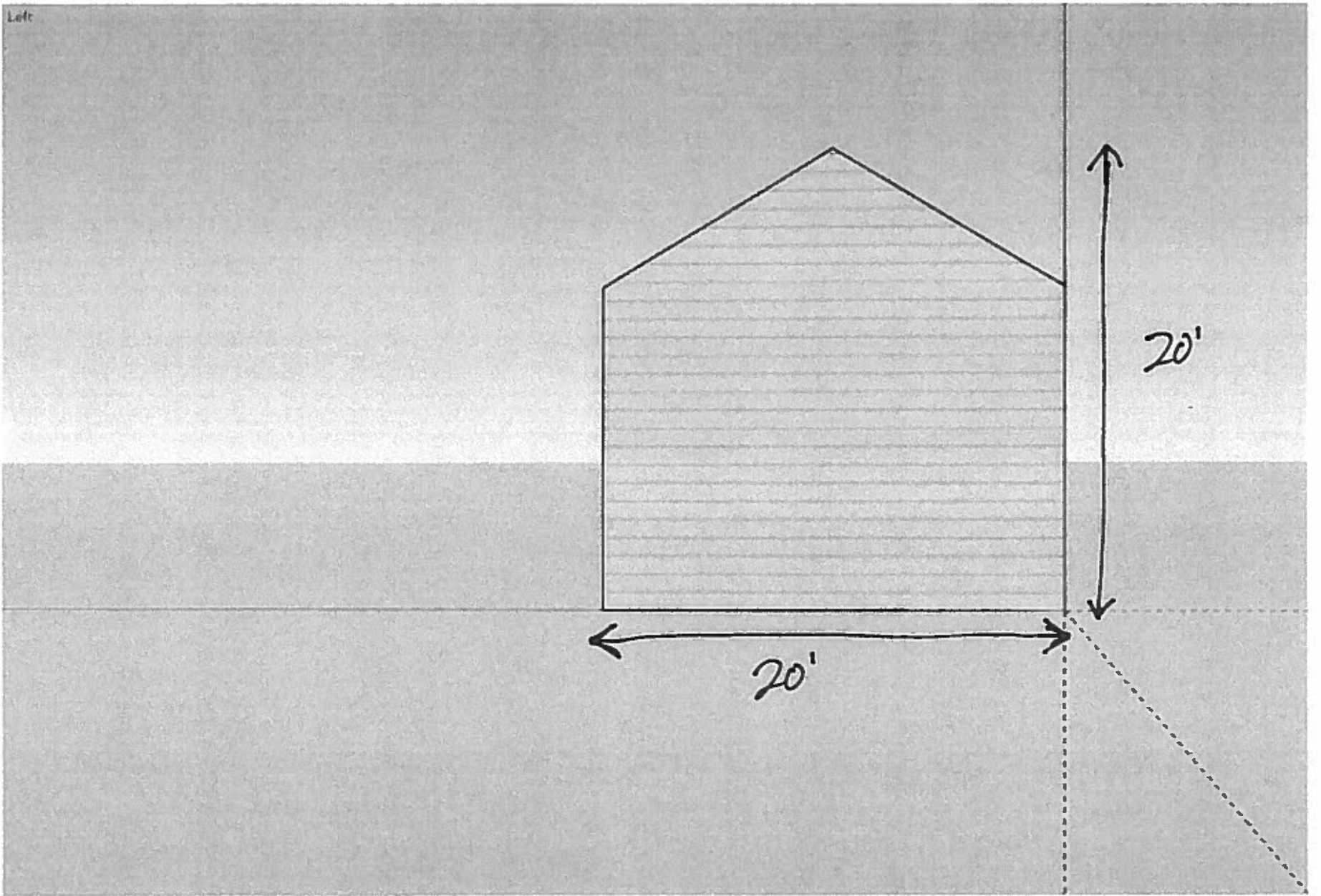
2117 11 trees



South Elevation



2113 1st Street



East Elevation



2113 M Street Garage Door

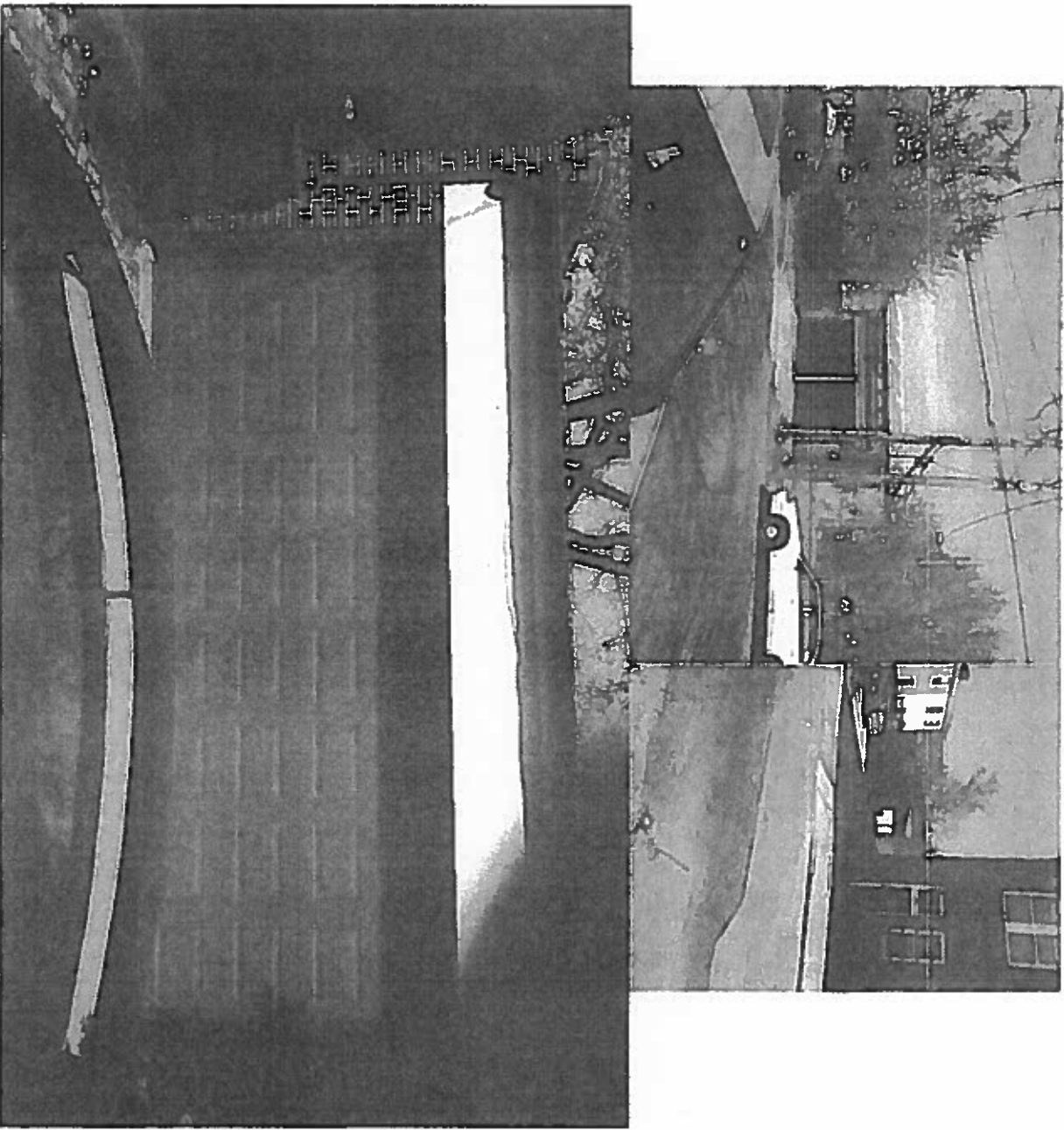


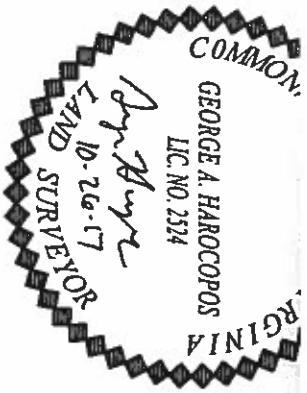
Proposed garage door currently  
existing on 2107 Cedar Street

Property Address: 2113 N Street

Surrounding Sheds

Below are 3 examples of 2-car garages within a 2-block radius of this property.

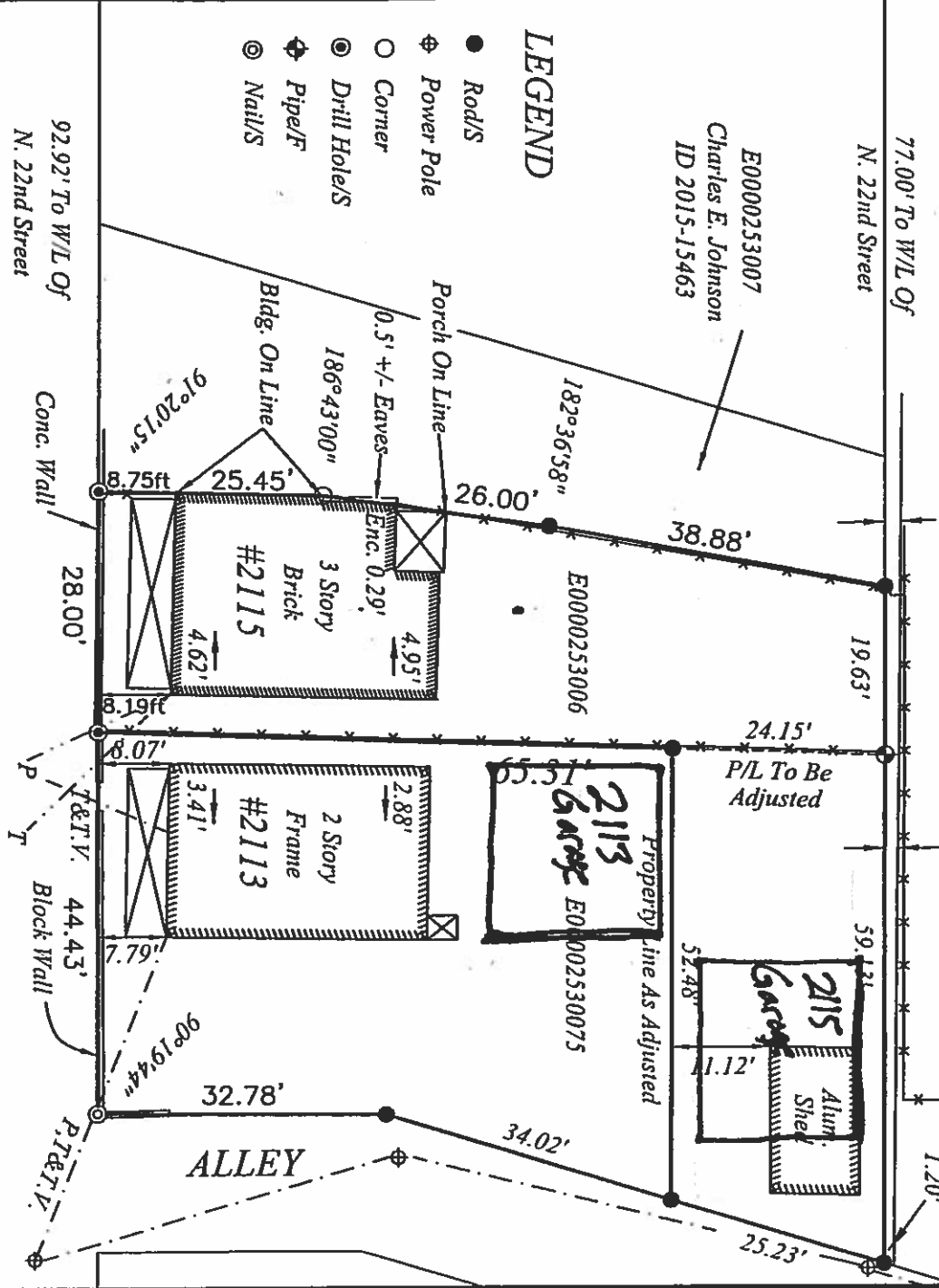
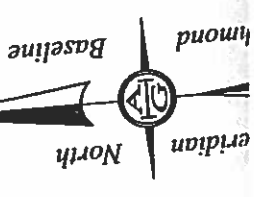




2271.19 Sq. Ft.  
0.052 Acre  
After Adjustment  
3616.49 Sq. Ft.  
0.083 Acre

E0000253011  
Kimberly A. Bobo  
ID 2016-5498

4345.99 Sq. Ft.  
0.100 Acre  
After Adjustment  
3000.24 Sq. Ft.  
0.069 Acre



- LEGEND**
- Rod/S
  - ⊕ Power Pole
  - Corner
  - ⊙ Drill Holes/S
  - ⊕ Pipe/F
  - ⊙ Nail/S

# M STREET

SURVEY OF  
LOT LINE ADJUSTMENT OF PROPERTIES LOCATED AT  
**#2113 AND #2115 M STREET**  
RICHMOND, VIRGINIA

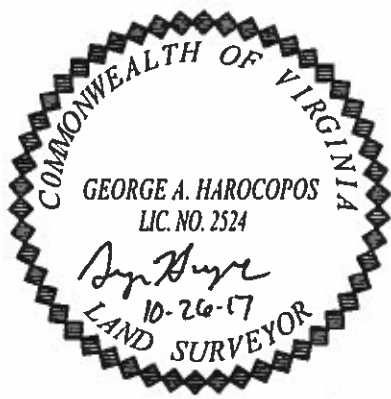
JN 43503

A. G. HARCOPOS & ASSOCIATES, P.C.  
CERTIFIED LAND SURVEYOR AND CONSULTANT  
4920 E MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112

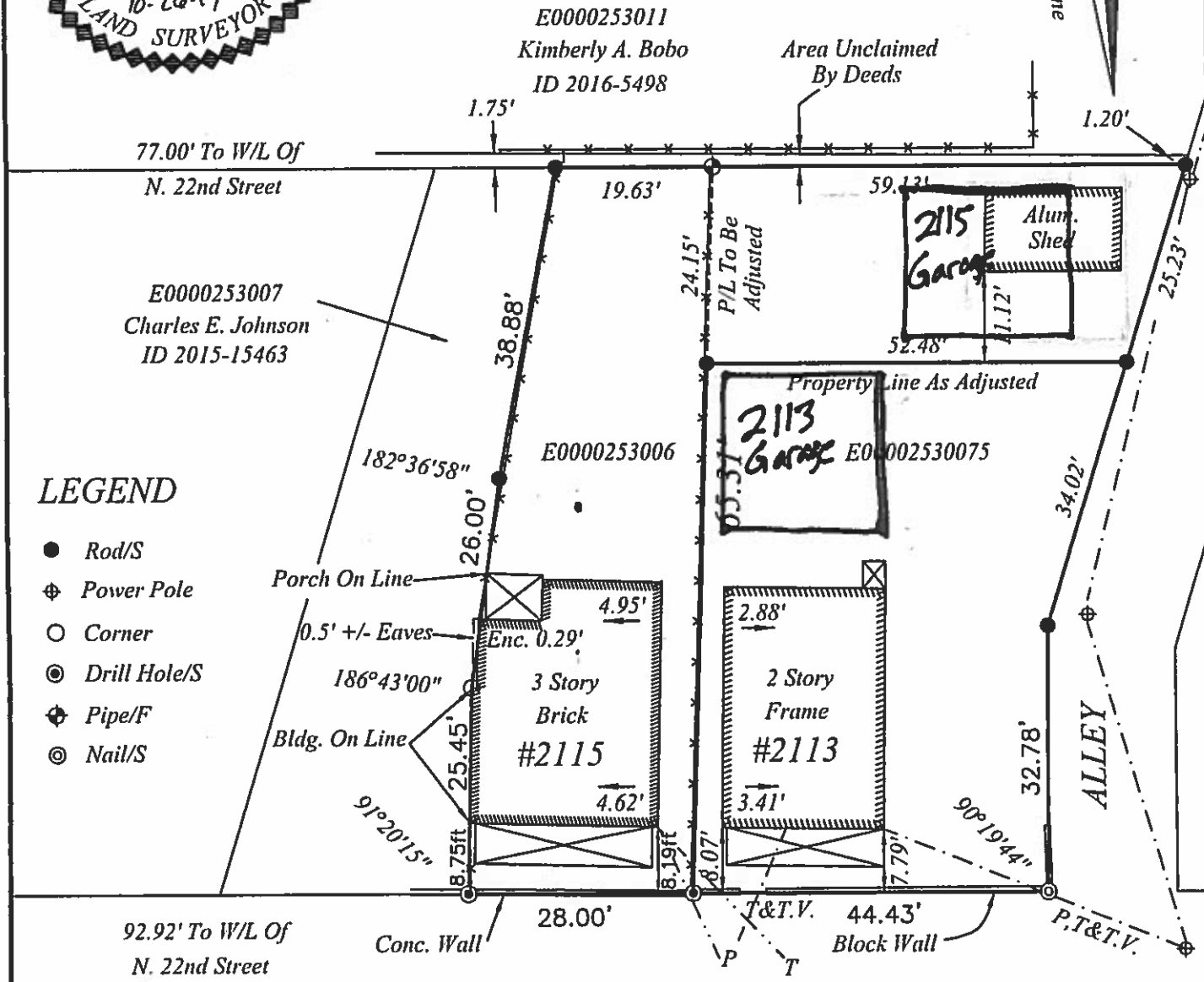
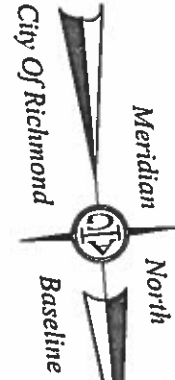
This is to certify that on 10/26/17  
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290041D

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



Area Breakdown	
E0000253006	E00002530075
Before Adjustment	Before Adjustment
2271.19 Sq. Ft.	4345.99 Sq. Ft.
0.052 Acre	0.100 Acre
After Adjustment	After Adjustment
3616.49 Sq. Ft.	3000.24 Sq. Ft.
0.083 Acre	0.069 Acre



**LEGEND**

- Rod/S
- ⊕ Power Pole
- Corner
- ⊙ Drill Hole/S
- ⊕ Pipe/F
- ⊙ Nail/S

**M STREET**

SURVEY OF  
 LOT LINE ADJUSTMENT OF PROPERTIES LOCATED AT  
 #2113 AND #2115 M STREET  
 RICHMOND, VIRGINIA

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 CERTIFIED LAND SURVEYOR AND CONSULTANT  
 4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112  
 Office 804 744 2630 FAX 804 744 2632  
 E-MAIL AGHAROCOPOS@VERIZON.NET  
 Scale 1"=20' Date 10/26/17 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF PAIGE C. ANDERSON