



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 617 W 21st Street

Historic district Springhill

4/27/18 12:45
Date/time rec'd: ~~5/1/18 12:30~~
Rec'd by: _____
Application #: COA-034575-2018
Hearing date: 5/22/18 10:00

APPLICANT INFORMATION

Name Alex Lugroy

Company Dobrin Homes LLC

Mailing Address 304 E Main St
Richmond, VA 23219

Phone 917-301-6641

Email alex@DobrinHomes.com

Applicant Type: Owner Agent
 Lessee Architect Contractor
Other (please specify): _____

OWNER INFORMATION (if different from above)

Name 1510 N. 24th St

Mailing Address 304 E. Main St
Richmond, VA 23219

Company Dobrin Homes LLC

Phone 917-301-6641

Email alex@DobrinHomes.com

PROJECT INFORMATION

Cory Weiner, Project Manager @ DobrinHomes.com
804-347-3251

Review Type: Conceptual Review Final Review

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

Project Description: (attach additional sheets if needed)

New construction. Two story, single family home. Wood built with fiber cement siding.

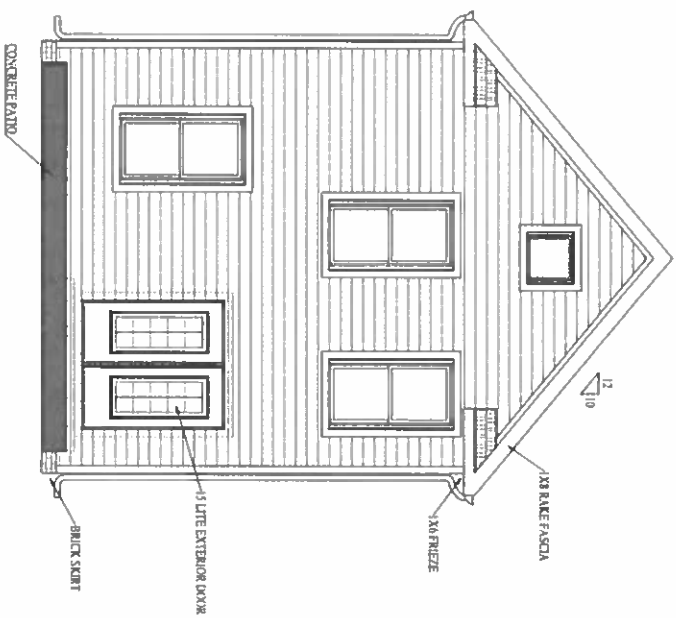
ACKNOWLEDGEMENT OF RESPONSIBILITY

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.

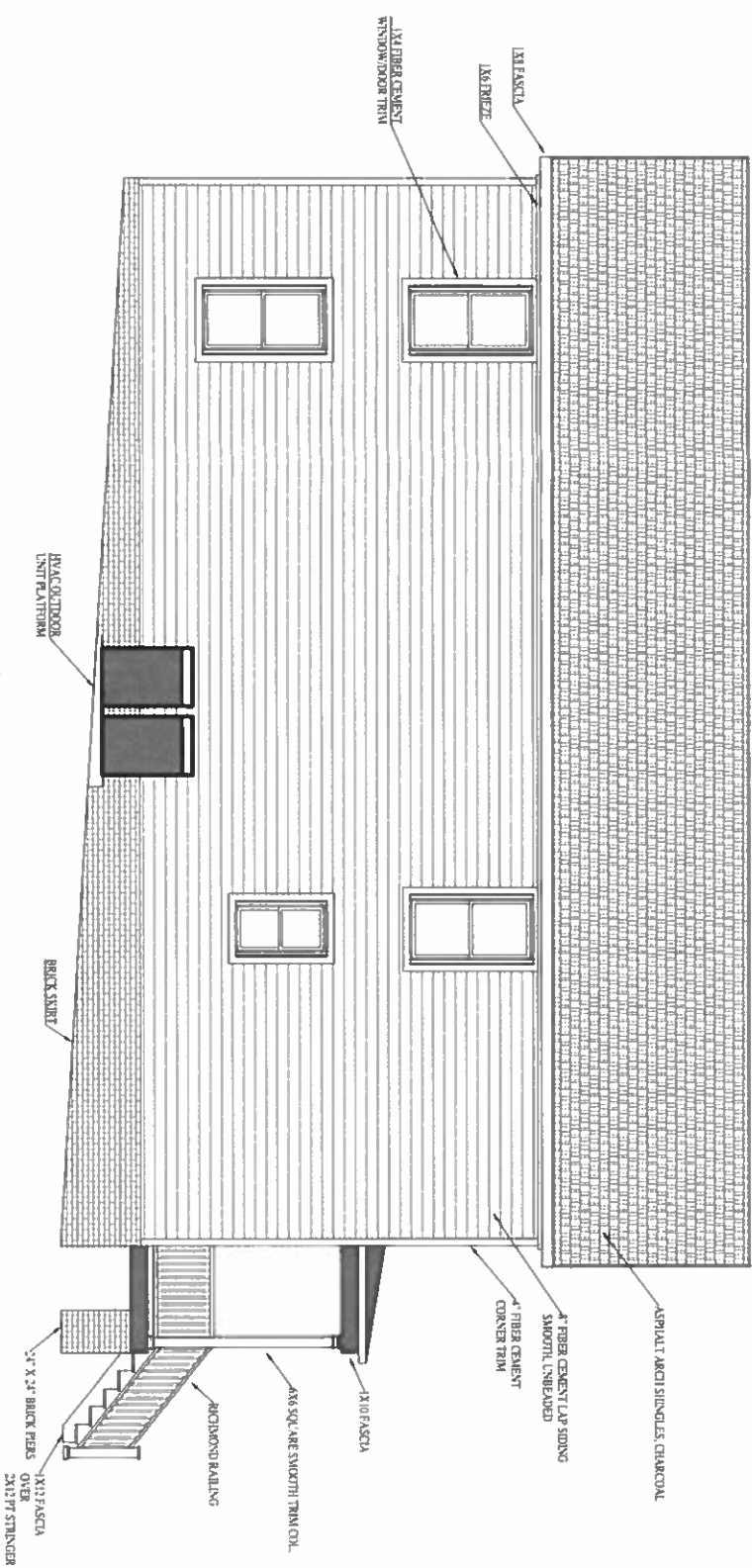
Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information 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.

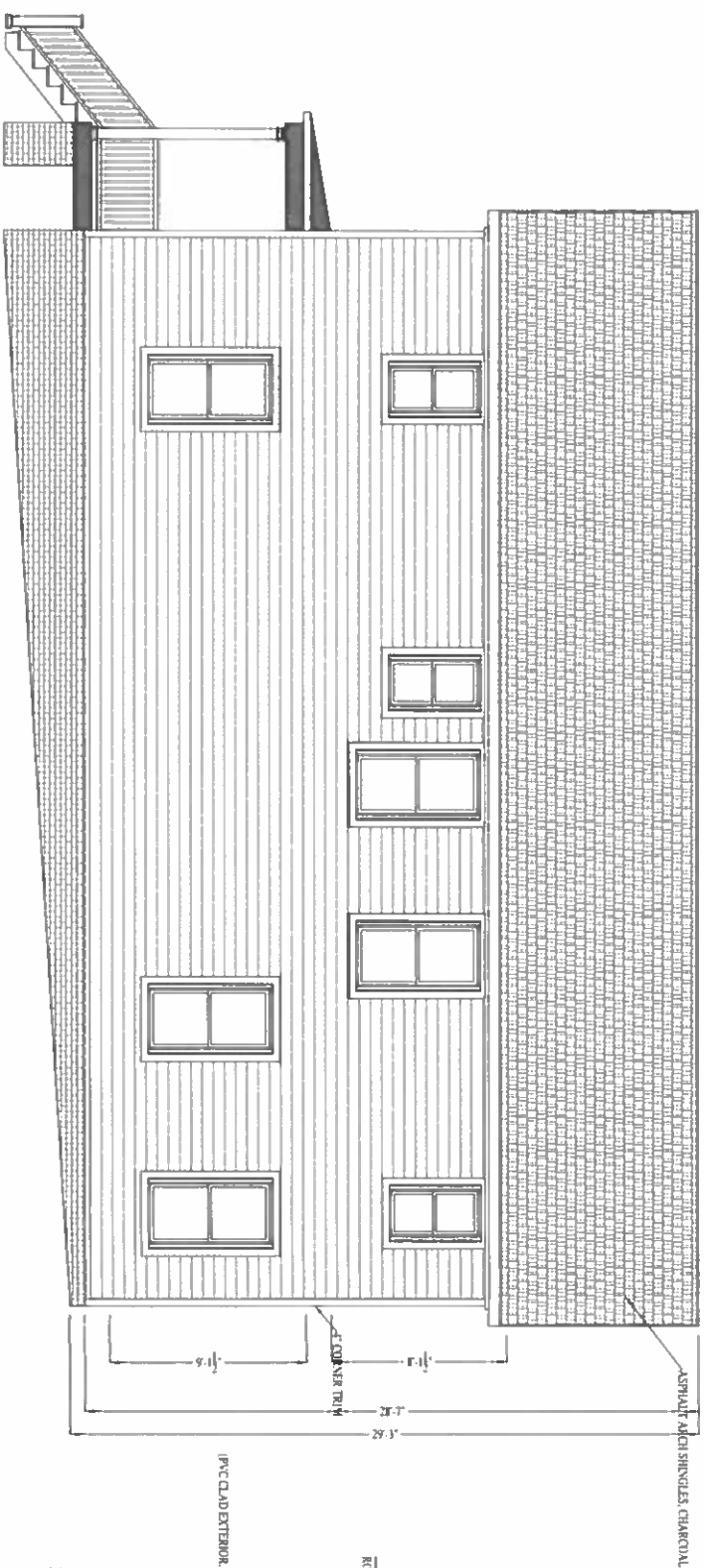
Signature of Owner Alex Lugroy Date _____



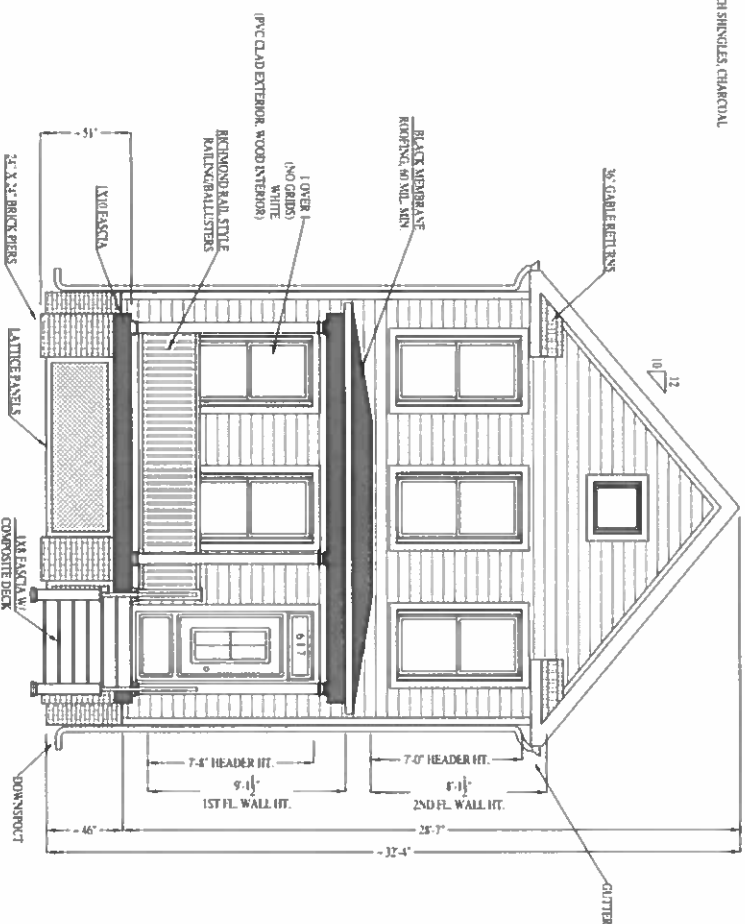
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

617 W 21st St.

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

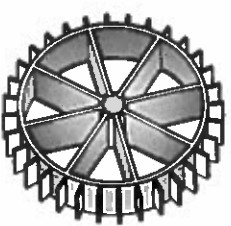
REVISION NOTES

NO.	DATE	DESCRIPTION
1	2-18-18	START

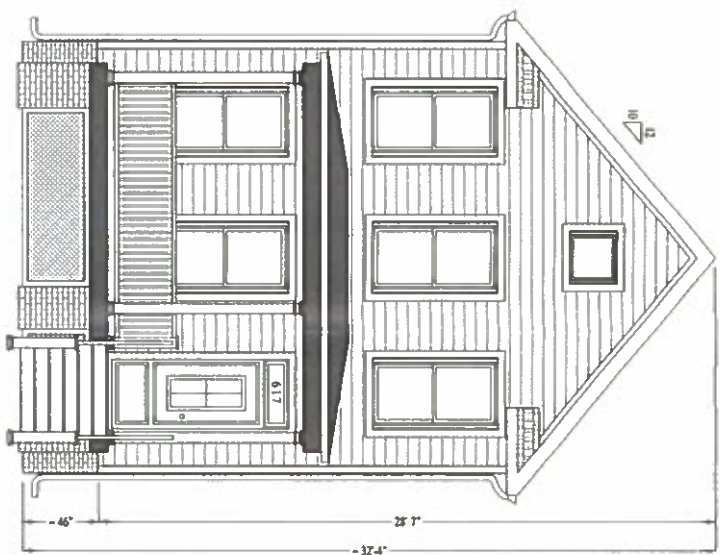
SCALE:
1/4" = 1'-0"

DATE:
2-18-18

SHEET:
2 OF 2



RIVER MILL
DEVELOPMENT



617 W 21st St.

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

REVISION NOTES

NO.	DATE	BY	DESCRIPTION

SCALE:
1/4" = 1'-0"

DATE:
2-18-18

SHEET:
ST. VIEW



RIVER MILL
DEVELOPMENT

Address: #617 W. 21st Street
 Current Owner: 617 West 21 Street, LLC
 Parcel ID: S0000362017
 I.D. 2018 4810

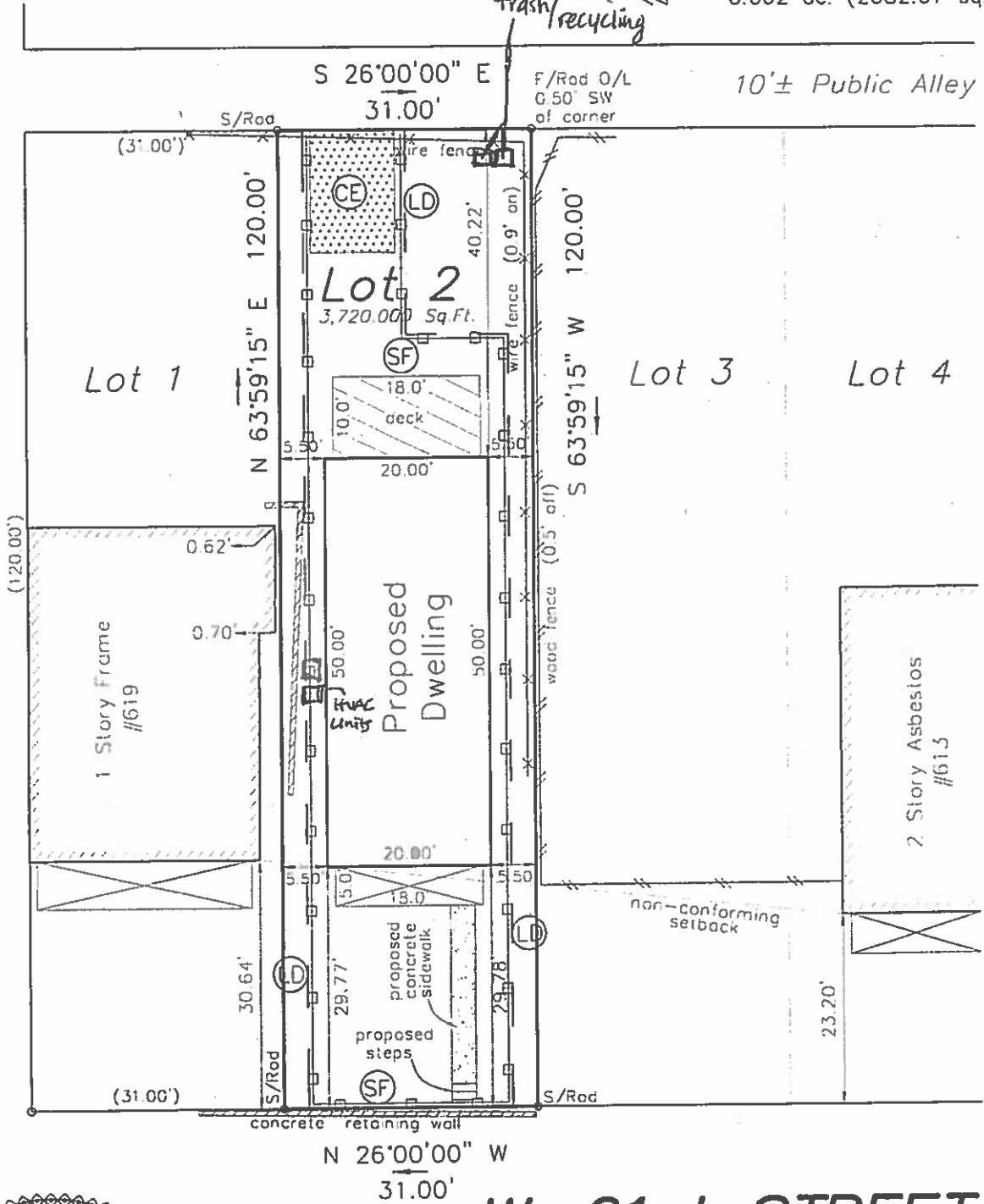
Code Section 30-360.2 "Exception to Required Front Yard" allow for a non-conforming front yard to match front yard of adjacent buildings.

R-6 Zoning Setbacks
 Front Yard - 15'
 Rear Yard - 5'
 Side Yard - 5'

Note: Bearings protracted from City Baseline sheet 12 NE.

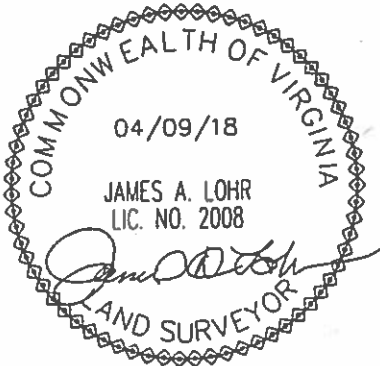
Area of Disturbance is 0.062 ac. (2682.67 sq.ft.)

STONEWALL AVENUE

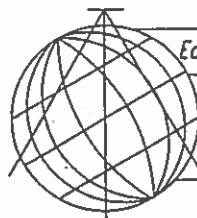


W. 21st STREET

Building Permit Plat for
 Lot 2, Block 8,
 Bellevue in the
 City of Richmond, VA



- (CE) Construction Entrance
- (SF) Silt Fence
- (LD) Limits of Disturbance



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

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290039E 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.

Scale: 1"=20'
 Drawn: TCJ
 Job: 1159-18

Date: 04/09/18
 Revised: 04/17/18
 Checked: JAL