



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address _____

Historic district _____

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

Name _____

Phone _____

Company _____

Email _____

Mailing Address _____

Applicant Type: Owner Agent
 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)

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 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. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. 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 and application materials should be prepared in compliance with zoning.

Signature of Owner _____

Date _____

CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS

In advance of the application deadline please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on-site. The Commission of Architectural Review website has additional project guidance and required checklists:

<http://www.richmondgov.com/CommissionArchitecturalReview/index.aspx>

Division of Planning and Preservation 804.646.6335 Carey.Jones@Richmondgov.com
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SUBMISSION INSTRUCTIONS

Certain exterior work can be administratively approved by Staff. Please contact staff for a preliminary determination of the level of review required prior to submitting an application.

Submit the following items to the Division of Planning and Preservation, 900 E. Broad Street, Rm. 510:

- Eleven (11) signed and completed applications – property owners signature required
- Eleven (11) copies of supporting documentation, as indicated on appropriate checklist, collated and stapled. All plans and elevations must be printed **11x17** and all text easily legible.
- One digital copy of the application and supporting documentation, depending on size emailed to staff or saved to a thumb drive or CD and delivered with the application materials.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on the agenda.
- The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice if required.

MEETING SCHEDULE AND APPLICATION DUE DATES

- Commission meetings start at 4:00 PM in the 5th floor conference room of City Hall, 900 E. Broad Street. The owner and/or applicant is *encouraged to attend* the meeting.
- All applications are due at 12 noon the Friday on the deadline date. See table below.
- **Exception:** Revisions to applications that have been deferred or conceptually reviewed at a Commission meeting can be submitted nine (9) calendar days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.

2020 Meeting Dates	Application Deadlines (Fridays unless noted otherwise)
Tuesday, January 28, 2020	<u>Monday, December 30, 2019</u>
Tuesday, February 25, 2020	Friday, January 31, 2020
Tuesday, March 24, 2020	Friday, February 28, 2020
Tuesday, April 28, 2020	Friday, March 27, 2020
Tuesday, May 26, 2020	Friday, May 1, 2020
Tuesday, June 23, 2020	Friday, May 29, 2020
Tuesday, July 28, 2020	Friday, June 26, 2020
Tuesday, August 25, 2020	Friday, July 31, 2020
Tuesday, September 22, 2020	Friday, August 28, 2020
Tuesday, October 27, 2020	Friday, September 25, 2020
Tuesday, November 24, 2020	Friday, October 30, 2020
Tuesday, December 15, 2020	Friday, November 20, 2020

513 North 27th Street

CAR Application Plans

Owner

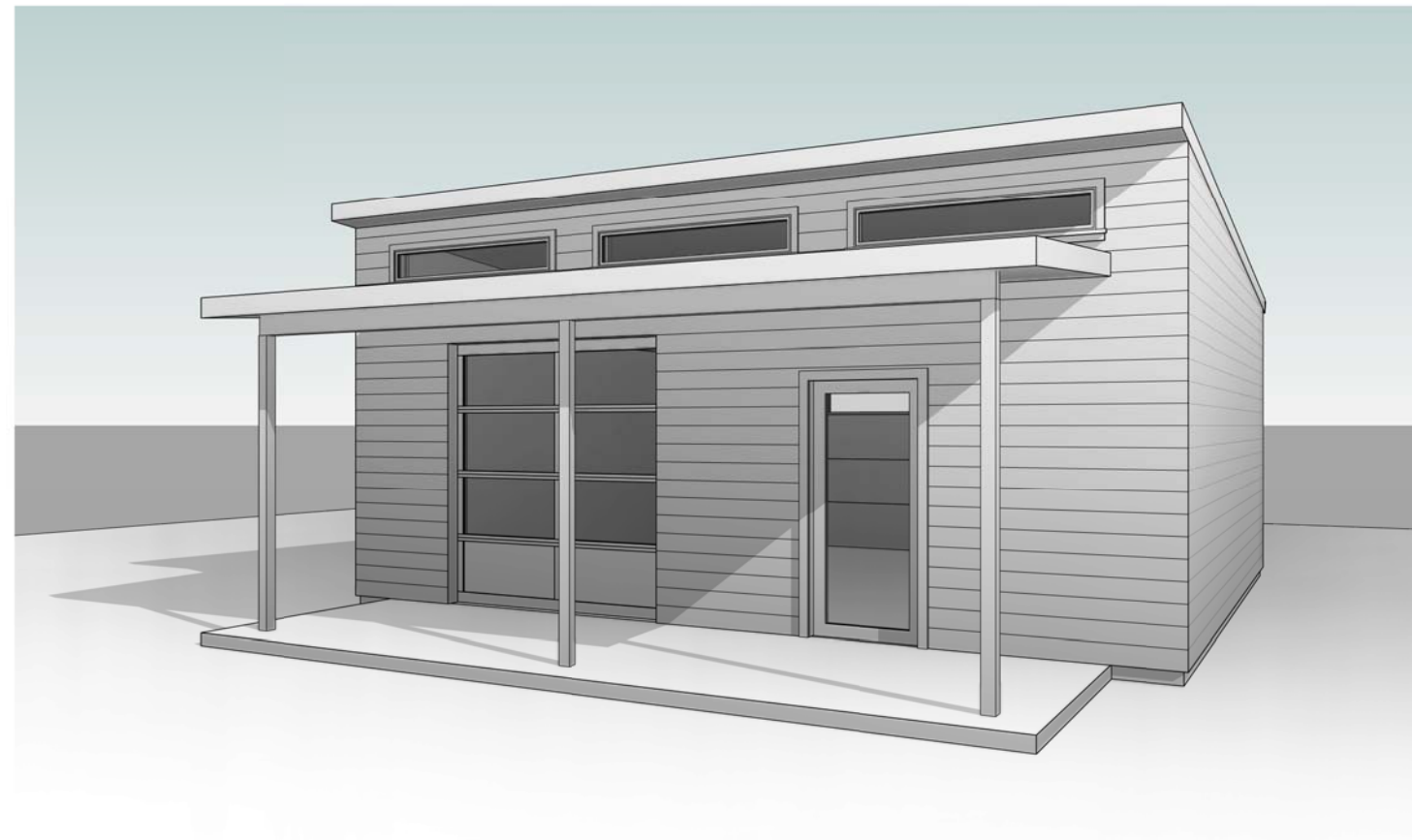
Martin Coenen
513 N 27th Street
Richmond, VA 23223

Engineer

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

Property Information

Parcel ID E0000635016
Zoning R-8
Use Residential
Setbacks Front Yard = >10' and <18'
Side Yard = 3 feet or 0' and 6'
Rear Yard = 5 feet
Lot Coverage 60%



CAR - Table of Contents

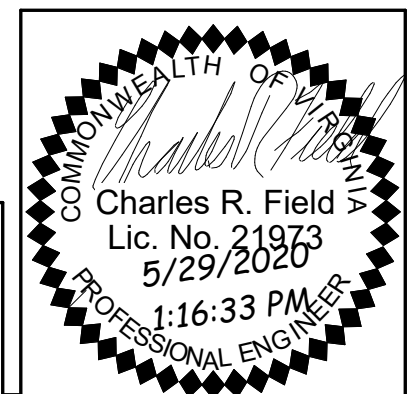
Sheet Number	Sheet Name
CAR 1	Cover Sheet
CAR 2	Survey Plat
CAR 3	Site Plan
CAR 4	Floor Plan
CAR 5	Elevations

Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Cover Sheet
513 North 27th Street - Garage Plans
Martin Coenen

May 29, 2020

CAR 1



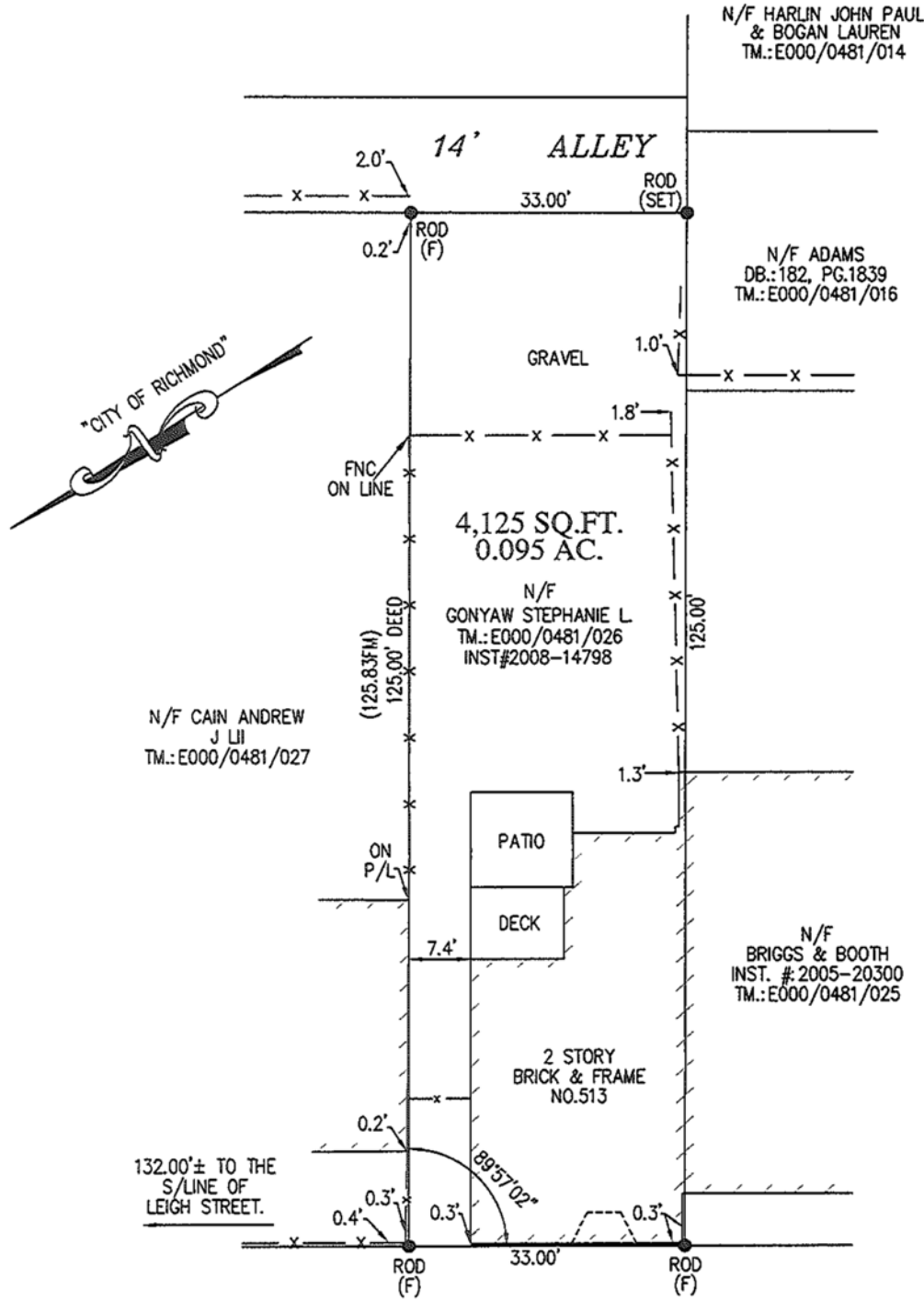
Print plans at 11" x 17",

Rev.	Date	Description
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THIS IS TO CERTIFY THAT ON DECEMBER 6, 2019, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON AND THAT THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS IN H.U.D. DEFINED FLOOD HAZARD AREA, ZONE: X, AS SHOWN ON FIRM COMMUNITY PANEL #5101290041E, DATED 07-16-2014.



NORTH 27th STREET

PLAT SHOWING IMPROVEMENTS ON
NO. 513 NORTH 27th STREET
IN THE CITY OF RICHMOND, VIRGINIA.

PURCHASERS: ELIZABETH ORSI & MARTIN COENEN

THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.



HARVEY L. PARKS, INC.	
4508 W. HUNDRED ROAD CHESTER, VA. 748-8641 748-0515	
DATE: 12-10-2019	SCALE: 1"=20'
DRAWN BY: N.S.M.	REV: 12/9/19 H.T.J.
CHECKED BY: R.L.O.	
F.BK.: 561, PG. 52	56152

Survey Plat
513 North 27th Street - Garage Plans
Martin Coenen

CAR 2

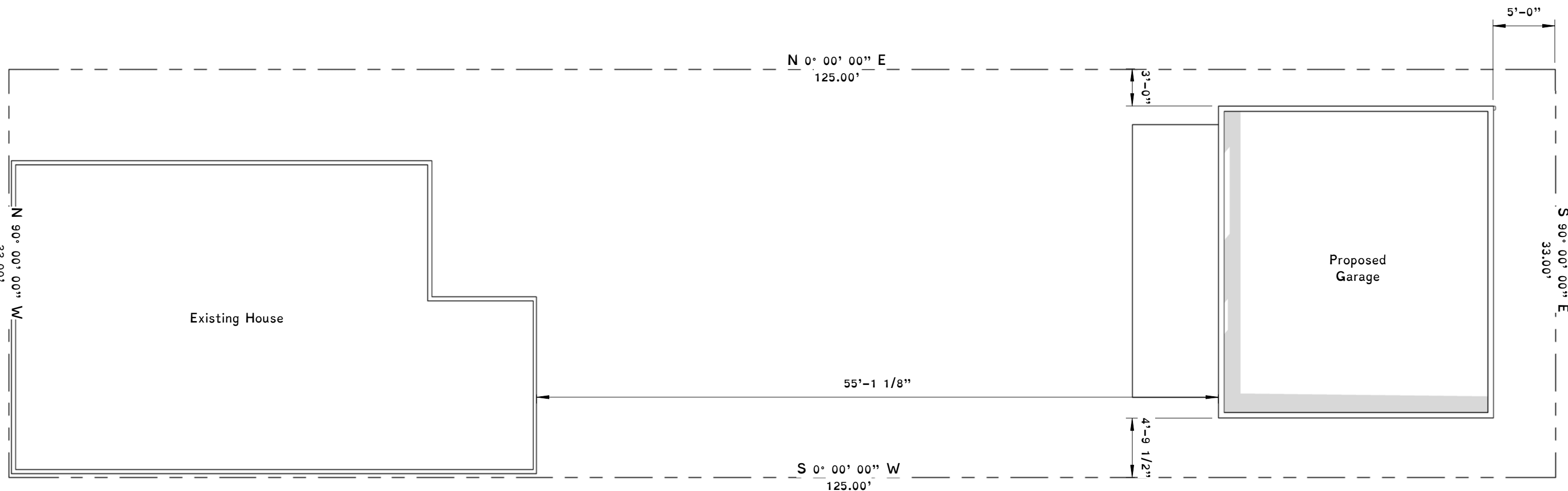
May 29, 2020

Obsidian, Inc.
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Richmond, VA 23223
804.647.1589
obsidianva@gmail.com

Description

Rev. Date

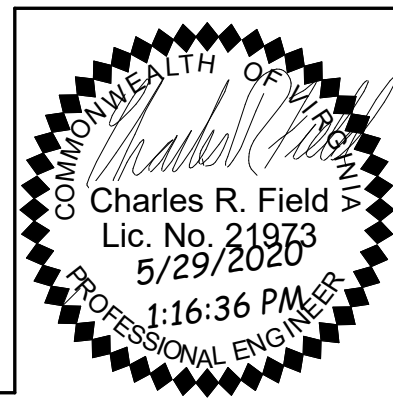
Print plans at 11" x 17",



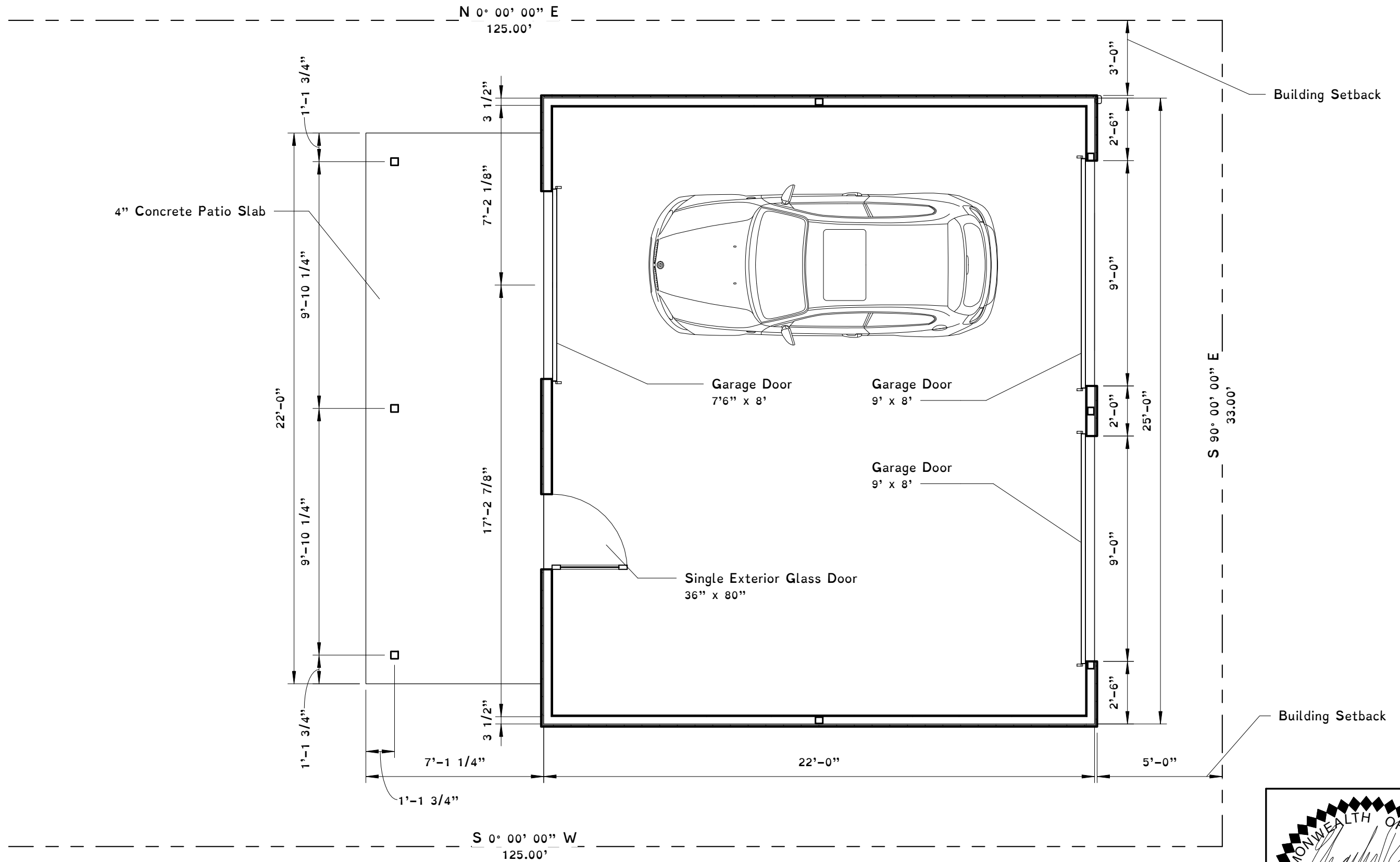
Rev.	Date	Description

Obsidian, Inc.
 417 North 22nd Street
 Richmond, VA 23223
 804.647.1589
 obsidianrva@gmail.com

Site Plan
 513 North 27th Street - Garage Plans
 Martin Coenen
 May 29, 2020
 CAR 3



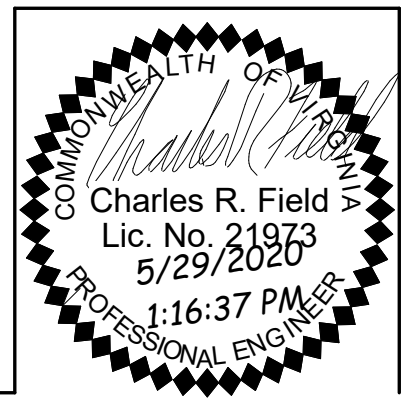
Print plans at 11" x 17",



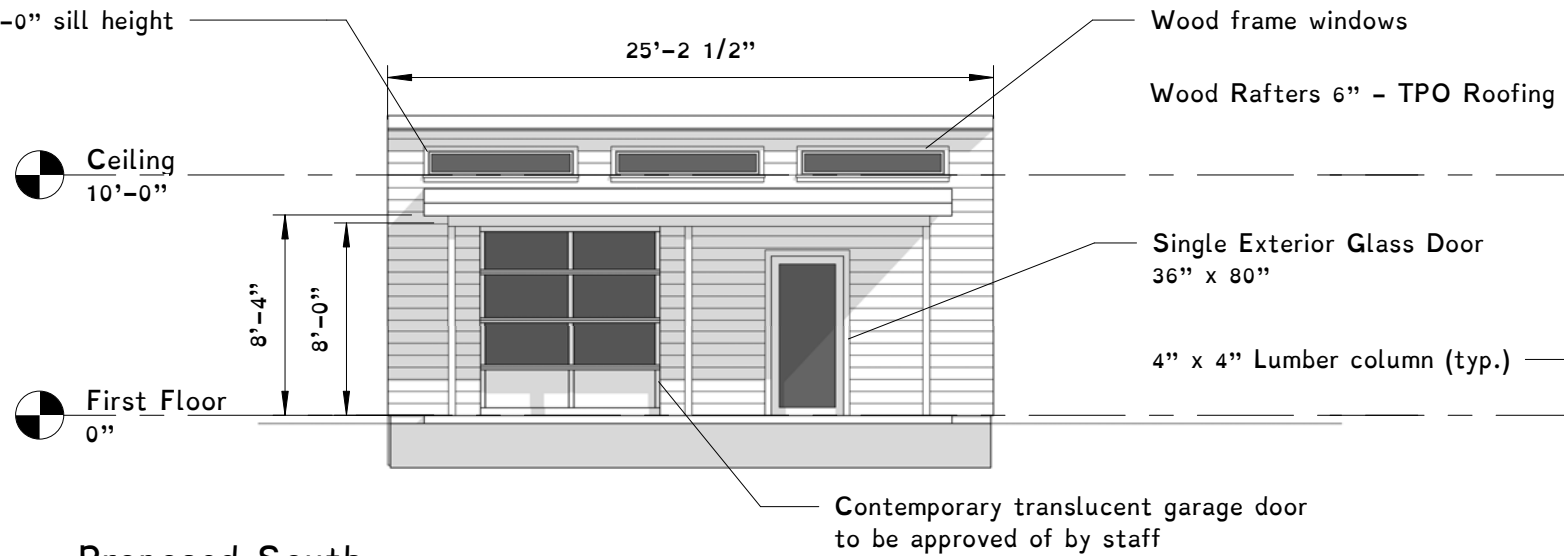
Rev.	Date	Description

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Floor Plan
 513 North 27th Street - Garage Plans
 Martin Coenen
 May 29, 2020
 CAR 4



(3) 12" x 72" Fixed Transom
12'-0" sill height



3 Proposed South
1/8" = 1'-0"

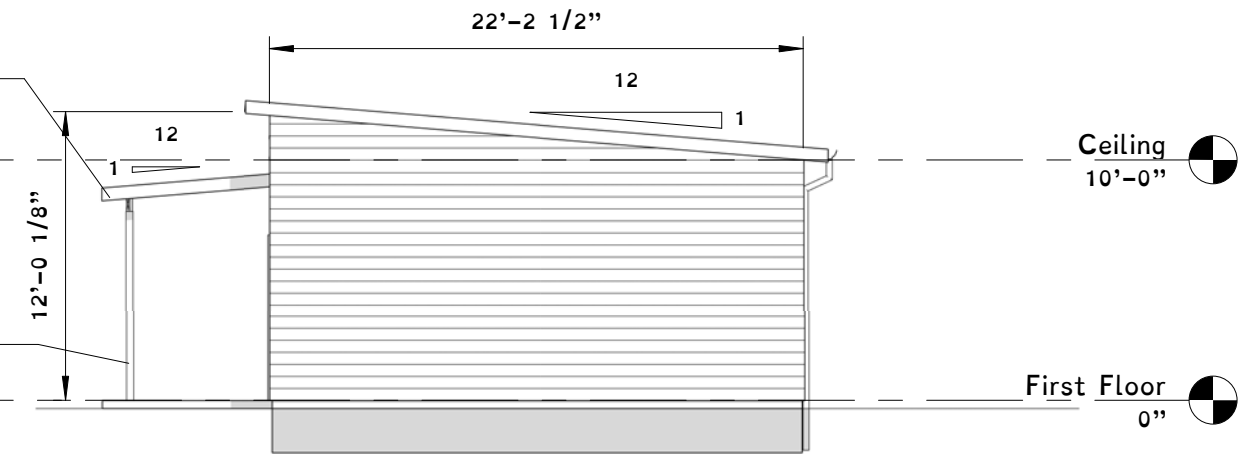
Wood frame windows
Wood Rafters 6" - TPO Roofing

Single Exterior Glass Door
36" x 80"

4" x 4" Lumber column (typ.)

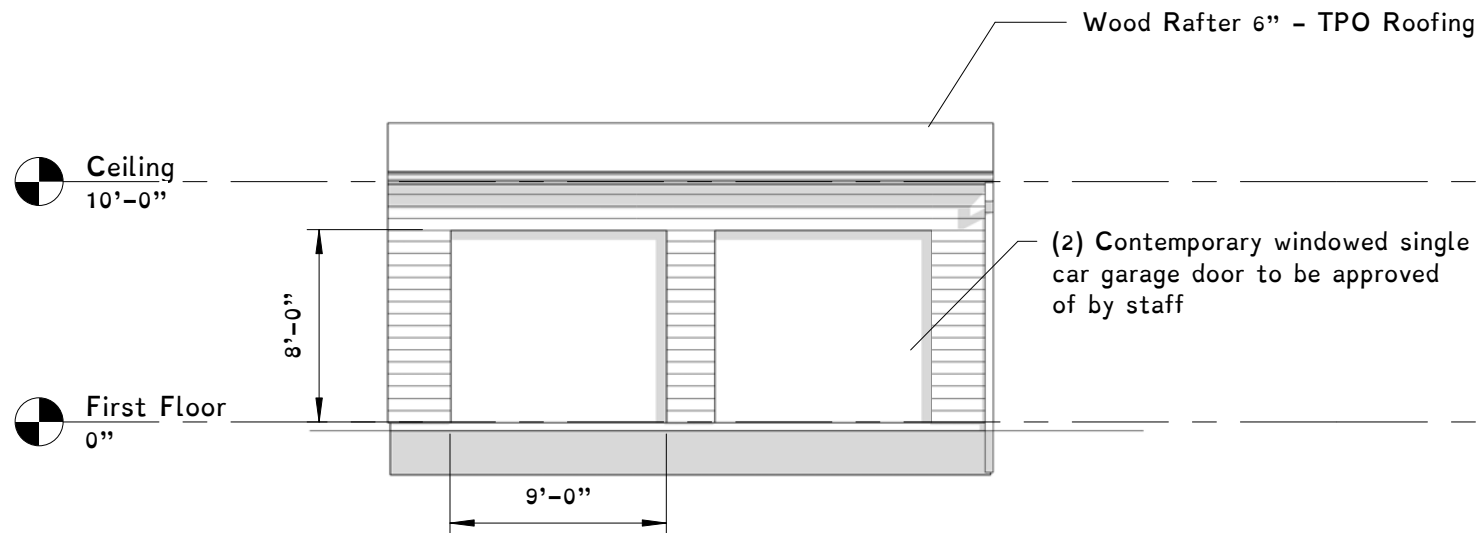
Contemporary translucent garage door
to be approved of by staff

22'-2 1/2"



1 Proposed East
1/8" = 1'-0"

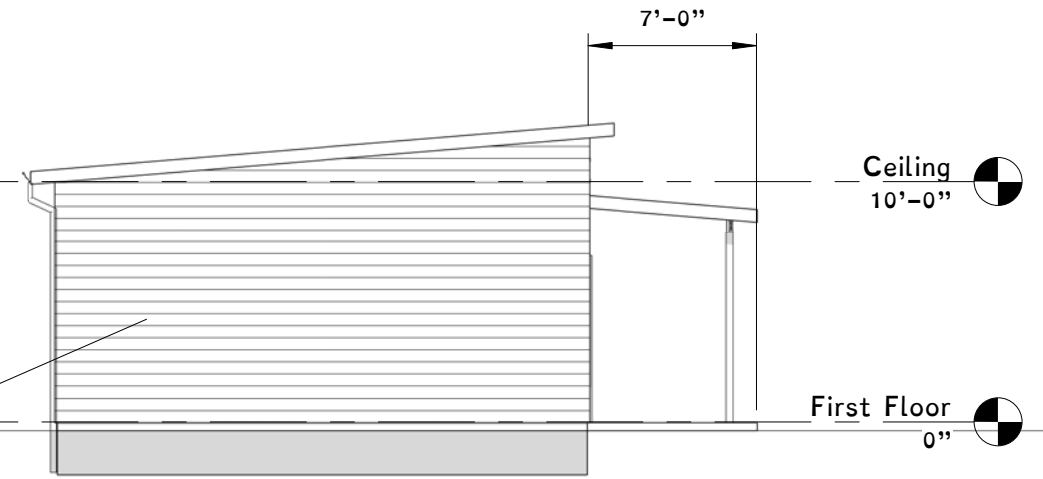
Wood Rafter 6" - TPO Roofing



2 Proposed North
1/8" = 1'-0"

(2) Contemporary windowed single
car garage door to be approved
of by staff

Smooth HardiPlank
siding painted with
an exterior historic
color to be approved
by staff at building
permit phase



4 Proposed West
1/8" = 1'-0"

Print plans at 11" x 17",

Rev.	Date	Description

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Elevations
513 North 27th Street - Garage Plans
Martin Coenen
May 29, 2020
CAR 5

