



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

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| 8. COA-158301-2024 | Final Review | Meeting Date: 12/17/2024 |
| Applicant/Petitioner | Jason Iannotti | |
| Project Description | Alter a rear parking lot to include new hardscaping, landscaping, and site features. | |
| Project Location | | |
| Address: 2516 East Leigh Street | | |
| Historic District: Church Hill North | | |
| High-Level Details: The primary structure is a 64 unit apartment building for seniors built ca 1914. The applicant proposes to alter the existing rear parking lot by installing new paving, curbing, sidewalks, fencing, landscaping, and site features such as a new dumpster enclosure and a new picnic area. | | |
| Staff Recommendation | Approval, with Conditions | |
| Staff Contact | Alex Dandridge, alex.dandridge@rva.gov, (804) 646-6569 | |
| Previous Reviews | | |
| Conditions for Approval | <ul style="list-style-type: none"> Staff recommends approval with the condition that final fence structure meets any zoning ordinance requirements and; that the final design and material of the proposed fence is submitted to Staff for administrative review and approval. | |

Staff Analysis

| Guideline Reference | Reference Text | Analysis |
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| Standards for Site Improvements: Parking Lots, pg. #77 | <ol style="list-style-type: none"> <i>Parking lots should be broken up as much as possible with interior landscaped islands and should be well screened from the public right-of-way and adjacent properties. Appropriate screening may include landscaping, walls, fences or</i> | <p>The applicant proposes the removal and replacement of the existing rear asphalt parking lot, including curbing and landscaping. The new parking lot will provide 18 parking spaces, including one van-accessible spot, to meet accessibility requirements.</p> |

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| | <p><i>berms. If a vegetative screen is chosen, the type(s) and numbers or shrubs and trees used should ensure a high density screen between parking lot and street. The standards established under "Fencing and Walls" on page 49 of the Guidelines should be adhered to if fencing is preferred.</i></p> <p>2. <i>Commercial parking should be confined to the sides and rears of buildings.</i></p> <p>5. <i>Mature trees contribute to the character of Old and Historic Districts, provide visual interest, reduce the negative impacts or parking areas and ease the effects of temperature and wind conditions. Every effort should be made to preserve and maintain them.</i></p> | <p>As part of the redesign, the applicant plans to relocate the garbage disposal area from the northwest corner of the parking lot to the southeast corner along the E. Leigh Street side. The new disposal area will be screened with a dumpster enclosure, enhancing its visual appeal and functionality. The new enclosure will be brick with gray-colored metal gates. The previously existing garbage disposal area will be repurposed into a picnic area.</p> <p>Additionally, the applicant proposes removing the existing landscaped island to create a new accessible entrance at the rear of the building. This redesign includes additional landscaping to visually break up the parking lot and improve accessibility to the building's rear entrance.</p> <p>Applicant proposes to retain two of the more mature trees that are closest to the buildings rear entrance. Remaining Crepe Myrtles and mulch landscaping cutouts to be removed.</p> <p><u>Staff recommends approval provided all appropriate permitting and zoning requirements are fulfilled.</u></p> <p>Toward the rear, center of the building, a new gazebo will be constructed. The gazebo will be 8'6" tall with 3/12 sloped, hipped, standing seam metal roof, which will be supported by simple square 6"x6" posts.</p> <p>The gazebo will have a 12'x12' footprint. Staff support the gazebo, as it will be simple design, use materials that are compatible with the district, and will be minimally visible from the primary public right-of-way.</p> |
| <p>Standards for Site Improvements: Fences and Walls pg. #78</p> | <p>5. <i>When considering the design of new fences, remember that some districts, such as Church Hill North and Union Hill, historically featured modest wooden picket fences, while some districts, such as Monument Avenue and West Grace Street, more rarely had fences, and when they did occur, were rarely wooden picket fences. In the event of a conjectural fence, the design should seek simplicity, rather than elaboration.</i></p> <p>6. <i>A new fence or wall should be constructed using materials and designs appropriate to the District. Height restrictions are governed by the Zoning Ordinance.</i></p> <p>9. <i>Rear-yard privacy fences should mimic traditional fence designs.</i></p> | <p>The applicant proposes to remove existing fencing along the rear property line and replace with new wooden privacy fence.</p> <p><u>Staff recommends approval with the condition that final fence structure meets any zoning ordinance requirements and; that the final design and material of the proposed fence is submitted to Staff for administrative review and approval.</u></p> |

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code

Figures

Figure 1. Front façade of property facing West.



Figure 2: Rear parking lot, facing North.



Figure 3: Rear parking lot with foliage facing North.

